City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, April 27, 2021
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Presentation

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive March 2021 Financial Reports - General Fund and Enterprise Funds

2. Receive Cash & Investments for Period Ending March 31, 2021

3. Approve the Following Meeting Minutes:

1. City Council Work Session dated 4/13/2021
2. City Council Regular Session dated 4/13/2021
3. City Council Special Work Session dated 4/20/2021

4. Approve Business Licenses

5. Approve Rental Licenses

6. Note the Following Boards, Commissions, and Committee Meeting Minutes:

- Public Works Committee Meeting Minutes Dated February 16, 2021
- Planning Commission Meeting Minutes Dated March 4, 2021
- Economic Development Authority Meeting Minutes Dated March 11, 2021
- Park and Recreation Commission Meeting Minutes Dated March 11, 2021
- Environmental Policy Board Meeting Minutes Dated March 15, 2021

7. Adopt the Updated City of Ramsey Strategic Communications Plan

8. Adopt Resolution #21-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 8, 2021 through April 21, 2021

9. Adopt Resolution #21-087 for a Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC

10. Adopt Resolution #21-090 Approving Storyteller Cafe, Case of Stories Foundation (Project 20-120)

11. Adopt Resolution #21-102 Approving Code Enforcement Action Plan for 5393 141st Ave NW (Case of Bryan Maki)

12. Adopt Resolution #21-103 Approving Final Plat and Development Agreement for Wirz Addition (Project No. 21-106); Case of Cynthia Wirz

13. ~~Adopt Resolution #21-104 Approving Final Plat for Preserve at Northfork Second Addition, Case of BK Land Development~~
Case moved to Council Business

14. Adopt Resolution #21-109 Authorizing Partial Payment #7 to RJM Construction for Improvement Project 20-07 New Public Works Facility

15. Adopt Resolution #21-110 Approving Development Agreement GiGi's Salon and Spa (Project #20-140)

16. Adopt Resolution #21-111 Approving Plans and Specifications and Award of Contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorizing Purchase Of Pavement Patching Trailer

17. Adopt Resolution #21-113 Hiring Temporary Interns

18. Adopt Resolution #21-117 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II

6. Public Hearing

7. Council Business

0. Adopt Resolution #21-121 Approving Purchase Agreement Extension for Gigi's Salon

1. Adopt Ordinance #21-10 Prohibiting Targeted Picketing in Residential Neighborhoods

2. Adopt Resolution #21-106 Accepting Bids and Awarding Contract for Business Park 95 Street Reconstructions, Improvement Project #21-03

3. Adopt Resolution #21-107 Accepting Bids and Awarding Contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04

4. Adopt Resolution #21-108 Accepting Bids and Awarding Contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05

5. ~~Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)~~ **Please Note: this case was moved to Case 7.09 on the Regular Agenda.**

6. Award Contract for the Design and Construction of Exterior Finishes to Pump House No. 3

7. Motion to Adopt Resolution #21-118 Modifying the Water Efficiency Grant Program to include a separate commercial/HOA rebate category.

8. Adopt Resolution #21-104 Approving Final Plat for Preserve at Northfork Second Addition, Case of BK Land Development **Please Note: This case was moved from Consent Item 5.13 to Case 7.08 on the Regular Agenda.**

9. Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109) **Please Note: this case to moved from 7.05 to 7.09 on the Regular Agenda.**

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **5. 1.**

Meeting Date: 04/27/2021

By: Diana Lund, Finance

Information

Title

Receive March 2021 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive March monthly financial reports for the funds of: General, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

March 2021 General Fund Financial Report - Budget to Actual

March 2021 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:41 PM
Form Started By: Diana Lund		Started On: 04/19/2021 08:39 AM
Final Approval Date: 04/22/2021		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2021 THROUGH PERIOD ENDING: March 31, 2021

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	2,092,067.00	480,103.83
Com Dev	1,207,963.00	247,981.02
Contingency	180,373.00	-
Council	113,355.00	25,034.74
Finance	543,705.00	125,097.59
Fire	1,299,675.00	221,277.34
Legal	133,600.00	19,344.36
Police	4,473,128.00	1,035,847.56
Public Works	4,339,482.00	1,060,289.04
Grand Total	**14,383,348.00**	**3,214,975.48**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	1,090,200.00	355,352.19
Other Services & Charges	2,639,166.00	348,576.87
Personal Services	9,566,381.00	2,285,263.18
Supplies	981,228.00	225,783.24
Transfers out	106,373.00	-
Grand Total	**14,383,348.00**	**3,214,975.48**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	11,109,848.00	-
Charges for Services	621,500.00	130,174.44
Business Licenses/Permits	69,900.00	7,991.49
Fines and Forfeits	45,500.00	5,626.78
Federal Intergovernmental	8,500.00	-
State Intergovernmental	425,300.00	85,000.00
Interest	100,000.00	-
Miscellaneous	20,700.00	5,753.70
Non-Business Licenses/Permits	559,900.00	165,904.16
Transfers in	1,422,200.00	-
Grand Total	**14,383,348.00**	**400,450.57**

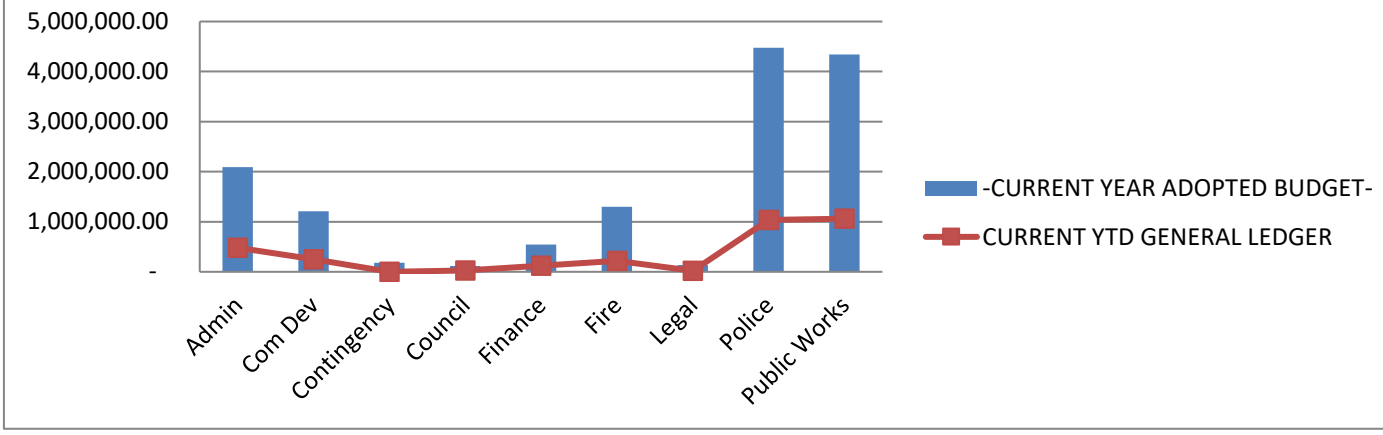
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

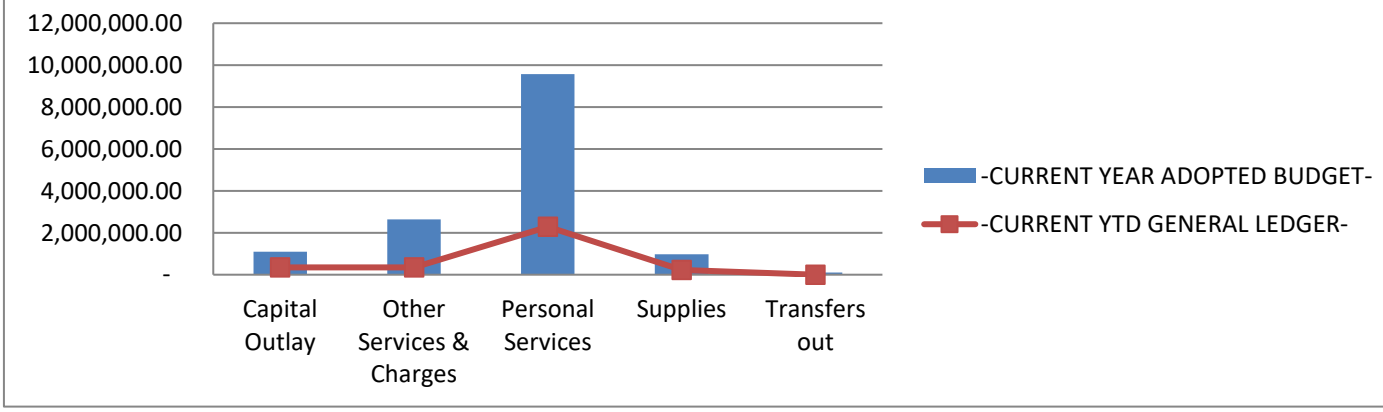
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2021 THROUGH PERIOD ENDING: March 31, 2021

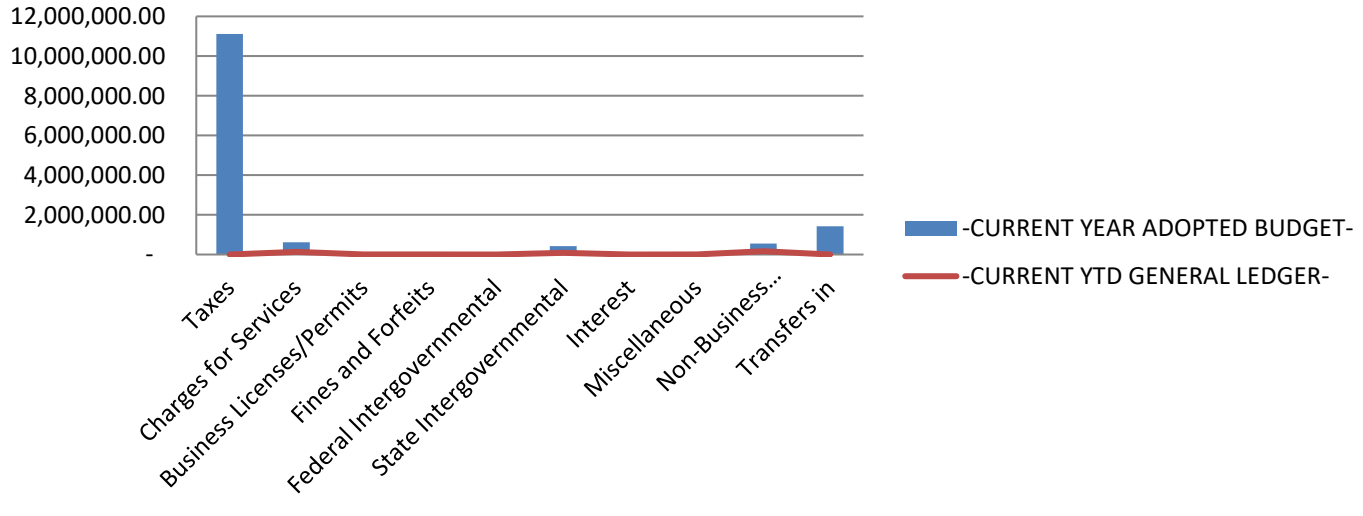
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: March 31, 2021

REVENUES

BUSINESS UNIT	9601	WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(20,000.00)	(4,049.90)	20.25%
4609 OTHER MISCELLANEOUS REVENUES	12,000.00	62.56	0.52%
4651 WATER REVENUE	-	1.15	0.00%
4652 WATER SALES - RESIDENTIAL	1,334,128.00	1,060.64	0.08%
4653 WATER SALES-COMMERCIAL	700,510.00	(418.00)	-0.06%
4654 WATER PENALTIES	15,000.00	-	0.00%
4655 WATER METER INSTALLATION	12,000.00	3,920.00	32.67%
4656 WATER METERS	30,000.00	7,975.00	26.58%
4657 CONNECTION/RECONNECTION FEES	500.00	150.00	30.00%
4701 INTEREST ON INVESTMENTS	100,000.00	-	0.00%
4606 DEVELOPER FEES (WAC)	-	200,709.00	0.00%
4601 MISCELLANEOUS REVENUE	-	1,568.97	0.00%
6436 WATER EFFICIENCY REBATE PROG	-	(244.74)	0.00%
Grand Total	**2,184,138.00**	**210,734.68**	

EXPENSES

BUSINESS UNIT	9601	WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	271,061.00	44,604.92	16.46%
6103 FULL TIME-REGULAR-OVERTIME	13,500.00	5,360.60	39.71%
6105 TEMPORARY-WAGES & SALARIES	19,167.00	-	0.00%
6121 PERA CONTRIBUTIONS	56,342.00	4,347.84	7.72%
6122 FICA/MEDICARE CONTRIBUTIONS	23,235.00	4,742.50	20.41%
6131 GROUP INSURANCE	36,250.00	7,720.49	21.30%
6133 WORKERS COMP INSURANCE PREMIUM	15,406.00	-	0.00%
6208 MISCELLANEOUS OFFICE SUPPLIES	600.00	(41.96)	-6.99%
6223 GASOLINE	6,000.00	1,573.45	26.22%
6225 DIESEL FUEL	1,500.00	-	0.00%
6229 SHOP MATERIALS	600.00	22.33	3.72%
6231 UNIFORMS & TURN-OUT GEAR	2,900.00	1,575.00	54.31%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	3,365.16	18.70%
6257 OTHER VEHICLE PARTS	5,000.00	320.74	6.41%
6273 UTILITY SYSTEM MAINT SUPPLIES	95,000.00	9,485.50	9.98%
6281 SMALL TOOLS & MINOR EQUIPMENT	10,000.00	24,973.56	249.74%
6292 WATER METERS FOR RESALE	75,000.00	2,960.54	3.95%
6315 MISCELLANEOUS PROFESSIONAL SER	95,000.00	3,040.00	3.20%
6322 POSTAGE	3,000.00	110.03	3.67%
6323 CELLULAR PHONES	4,000.00	696.17	17.40%
6334 MILEAGE REIMBURSEMENT	400.00	-	0.00%
6335 TRAINING	4,000.00	703.00	17.58%
6352 GENERAL NOTICE & PUBLIC INFOR	300.00	-	0.00%
6361 GENERAL LIABILITY/PROPERTY INS	35,000.00	5,872.00	16.78%
6371 ELECTRIC UTILITIES	155,000.00	16,698.14	10.77%
6373 GAS	3,000.00	645.43	21.51%
6374 REFUSE/RECYCLING	700.00	150.85	21.55%
6381 BUILDING & STRUCTURE REPAIR	3,500.00	92.24	2.64%
6439 OTHER MISCELLANEOUS	67,000.00	-	0.00%
6451 MEMBERSHIP DUES	1,400.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	76,000.00	6,277.54	8.26%
6722 DEPRECIATION	798,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	47,000.00	-	0.00%
6436 WATER EFFICIENCY REBATE PROG	-	(244.74)	0.00%
Grand Total	**1,942,861.00**	**145,051.33**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: **March 31, 2021**

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(14,000.00)	(3,558.00)	25.41%
4356	SEWER AVAILABILITY CHARGE-ADM	5,000.00	273.35	5.47%
4604	SURCHARGES	-	110,838.00	0.00%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,285,000.00	1,939.17	0.15%
4662	COMMERCIAL-SEWER CHARGES	361,000.00	-	0.00%
4663	SEWER PENALTIES	15,000.00	-	0.00%
4701	INTEREST ON INVESTMENTS	115,000.00	-	0.00%
4601	MISCELLANEOUS REVENUE	-	1,568.95	0.00%
Grand Total		**1,772,000.00**	**111,061.47**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	175,965.00	18,514.17	10.52%
6103	FULL TIME-REGULAR-OVERTIME	-	253.84	0.00%
6121	PERA CONTRIBUTIONS	31,197.00	1,530.35	4.91%
6122	FICA/MEDICARE CONTRIBUTIONS	13,577.00	1,602.06	11.80%
6131	GROUP INSURANCE	7,779.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,639.00	-	0.00%
6223	GASOLINE	4,000.00	742.10	18.55%
6225	DIESEL FUEL	2,800.00	531.10	18.97%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	2,049.03	8.20%
6257	OTHER VEHICLE PARTS	-	1,274.52	0.00%
6275	OTHER EQUIPMENT PARTS	9,000.00	183.48	2.04%
6315	MISCELLANEOUS PROFESSIONAL SER	50,000.00	2,094.00	4.19%
6334	MILEAGE REIMBURSEMENT	400.00	-	0.00%
6335	TRAINING	2,400.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	22,000.00	571.00	2.60%
6371	ELECTRIC UTILITIES	17,000.00	3,223.75	18.96%
6373	GAS	2,500.00	375.55	15.02%
6374	REFUSE/RECYCLING	700.00	150.85	21.55%
6377	SEWER SERVICE CHARGE	845,201.00	281,733.56	33.33%
6489	OTHER CONTRACTED SERVICES	28,000.00	2,981.52	10.65%
6722	DEPRECIATION	551,565.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	41,000.00	-	0.00%
Grand Total		**1,839,723.00**	**317,810.88**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: March 31, 2021

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(3,500.00)	(676.34)	19.32%
4681 CHARGES FOR STREET LIGHTS	157,000.00	228.89	0.15%
4683 STREET LIGHTING PENALTIES	2,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	15,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	53,000.00	40.77	0.08%
Grand Total	**223,500.00**	**(406.68)**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	128,000.00	20,631.21	16.12%
6489 OTHER CONTRACTED SERVICES	14,300.00	2,640.44	18.46%
6722 DEPRECIATION	42,444.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	23,000.00	-	0.00%
Grand Total	**207,744.00**	**23,271.65**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: **March 31, 2021**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(4,000.00)	(855.11)	21.38%
4287 OTHER LOCAL GOVERNMENT GRANTS	77,566.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	92.40	0.00%
4671 RECYCLING CHARGES	430,283.00	235.52	0.05%
4672 RECYCLING PENALTIES	8,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	3,500.00	-	0.00%
Grand Total	**515,349.00**	**(527.19)**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	23,000.00	3,132.87	13.62%
6121 PERA CONTRIBUTIONS	2,725.00	243.68	8.94%
6122 FICA/MEDICARE CONTRIBUTIONS	1,661.00	225.82	13.60%
6131 GROUP INSURANCE	3,589.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	386.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	32,000.00	2,382.22	7.44%
6322 POSTAGE	300.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	445,000.00	111,487.16	25.05%
Grand Total	**508,661.00**	**117,471.75**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: **March 31, 2021**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(6,500.00)	(1,604.44)	24.68%
4693 STORM WATER-RESIDENTIAL	570,000.00	419.27	0.07%
4694 STORM WATER-COMMERCIAL	585,000.00	147.88	0.03%
4695 STORM WATER-PENALTIES	10,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	12,000.00	-	0.00%
Grand Total	**1,170,500.00**	**(1,037.29)**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	185,400.00	4,117.19	2.22%
6121 PERA CONTRIBUTIONS	27,955.00	343.35	1.23%
6122 FICA/MEDICARE CONTRIBUTIONS	15,450.00	349.22	2.26%
6131 GROUP INSURANCE	21,130.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	7,985.00	-	0.00%
6225 DIESEL FUEL	5,500.00	755.05	13.73%
6249 MISCELLANEOUS OPERATING SUPPLY	12,000.00	78.77	0.66%
6257 OTHER VEHICLE PARTS	7,500.00	-	0.00%
6315 MISCELLANEOUS PROFESSIONAL SER	100,000.00	2,844.00	2.84%
6361 GENERAL LIABILITY/PROPERTY INS	9,240.00	-	0.00%
6371 ELECTRIC UTILITIES	3,000.00	728.86	24.30%
6373 GAS	2,500.00	375.54	15.02%
6374 REFUSE/RECYCLING	700.00	150.86	21.55%
6451 MEMBERSHIP DUES	26,000.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	30,000.00	2,640.46	8.80%
6722 DEPRECIATION	335,374.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	36,000.00	-	0.00%
Grand Total	**825,734.00**	**12,383.30**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CC Regular Session **5. 2.**

Meeting Date: 04/27/2021

By: Diana Lund, Finance

Information

Title

Receive Cash & Investments for Period Ending March 31, 2021

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending March 31, 2021.

Cash and investment report shows the monthly cash flow - receipts and expenditures through March 31, 2021 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending March 31, 2021

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:26 PM
Form Started By: Diana Lund		Started On: 03/29/2021 02:38 PM
Final Approval Date: 04/22/2021		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended March 31, 2021

	March-21 CURRENT MONTH	2021 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 91,514,695.31	$ 95,116,775.37
CASH INFLOWS:		
Daily Deposit	336,584.84	2,365,303.44
Tax Settlements	-	374,749.21
U/B Receipts	47,402.56	493,526.26
Credit Cards (Includes Utility Billing)	156,973.58	938,520.83
Interest Earnings [Net of Interest Paid on Investments]	88,473.77	222,318.77
Bond Proceeds-int		859.12
TOTAL CASH INFLOW	$ 629,434.75	$ 4,395,277.63
TOTAL CASH AVAILABLE	$ 92,144,130.06	$ 99,512,053.00
CASH OUTFLOWS:		
Prepaid Checks	550,045.99	3,346,137.29
Bills Lists	587,639.18	2,128,884.07
Pay Estimates	221,757.91	2,445,617.87
Credit Cards	9,198.99	17,214.50
Payroll - Net	397,247.03	1,187,113.49
Flex Reimbursement	7,707.08	16,232.11
Void Checks/Dormant Checks Paid	-	(188.20)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	152.50	660.49
TOTAL CASH OUTFLOW	$ 1,773,748.68	$ 9,141,671.62
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 90,370,381.38**	**$ 90,370,381.38**
MEMO - NET 2021 CASH INFLOW (OUTFLOW)	**(1,144,313.93)**	**(4,746,393.99)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 73,482,986.46**	**73,628,220.22**
Purchases	4,545,000.00	33,949,659.36
Maturities/Sales	(4,992,604.35)	(34,542,497.47)
ENDING BALANCE	**$ 73,035,382.11**	**$ 73,035,382.11**

Prepared by the City of Ramsey Finance Department
4/7/2021

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
150701B	2/1/2021	BAIRD	WINTHROP MN TAX		976367NE8	305,000.00		305,000.00		0.00
160322A	3/22/2021	BAIRD	FNMA		3136H3BT1	250,000.00		250,000.00		0.00
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE		678519RP6	535,000.00		0.00		535,000.00
191008B	12/1/2021	BAIRD	ROCK ISLAND IL TAX		7724872J2	270,000.00		0.00		270,000.00
191008C	12/1/2022	BAIRD	ROCK ISLAND IL TAX		7724872K9	270,000.00		0.00		270,000.00
										1,075,000.00
200130B	7/30/2021	ICD SEC	CD-COMMUNITY BA	26871	20361LCG7	245,000.00		0.00		245,000.00
190118B	1/19/2021	ICD SEC	CD-NBT BANK NA	7230	628779GB0	245,000.00		245,000.00		0.00
190719B	1/19/2021	ICD SEC	CD-WELLSLEY BAN	26605	94948LCR0	245,000.00		245,000.00		0.00
180726	4/26/2021	ICD SEC	CD-SIGNATURE BAI	57269	82668XFZ6	245,000.00		0.00		245,000.00
190712	7/12/2021	ICD SEC	CD-TIAA FSB	34775	8727OLCJ0	85,000.00		0.00		85,000.00
180717	7/16/2021	ICD SEC	CD-CURRIE STATE I	8833	23130SDL4	245,000.00		0.00		245,000.00
190118A	7/19/2021	ICD SEC	CD-TIAA FSB	34775	8727OLBQ5	156,000.00		0.00		156,000.00
190731B	7/30/2021	ICD SEC	CD-LAKE OSEOLA S	8172	510354AB9	245,000.00		0.00		245,000.00
180718B	10/18/2021	ICD SEC	CD-HERITAGE BANI	30090	42724JEH4	245,000.00		0.00		245,000.00
191211	12/13/2021	ICD SEC	CD-SALLIE MAE BA	58177	7954505X9	245,000.00		0.00		245,000.00
181228D	12/28/2021	ICD SEC	CD-BAR HARBOR B/	11971	066851WK8	245,000.00		0.00		245,000.00
181228C	12/28/2021	ICD SEC	CD-BMW BANK	35141	05580AQB3	96,000.00		0.00		96,000.00
190628A	12/28/2021	ICD SEC	CD-FLAGSTAR BANI	32541	33847E2Q9	245,000.00		0.00		245,000.00
191231A	12/31/2021	ICD SEC	CD-IOWA TRUST & S	18400	462595BB4	245,000.00		0.00		245,000.00
180727A	7/27/2022	ICD SEC	CD-KANSAS STATE	19899	50116CBY4	245,000.00		0.00		245,000.00
191227A	12/27/2022	ICD SEC	CD-PROMISEONE B/	58657	74348HAB4	245,000.00		0.00		245,000.00
191230D	12/30/2022	ICD SEC	CD-FIRST NATIONAI	03330	32112UDL2	245,000.00		0.00		245,000.00
										3,277,000.00
150903	11/1/2021	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		0.00		500,000.00
200123	12/15/2022	Northland	LUVERNE MN TAX		550629-VE-6	330,000.00		0.00		330,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00		300,000.00
200130D	3/1/2022	Northland	RICHLAND SCHOOL DISTRICT		764080-FN-2	150,000.00		20,000.00		130,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00		165,000.00
200326A	4/1/2023	Northland	TULSA COUNTY OK TAX		899525-TR-0	100,000.00		0.00		100,000.00
200609	2/1/2021	Northland	MOUNTAIN LAKE MN TAX		624148-ME-9	170,000.00		170,000.00		0.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00		180,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00		250,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00		270,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00		500,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00		265,000.00
130702B	1/1/2021	Northland	MINNETONKA ISD #276		604195-VY-0	400,000.00		400,000.00		0.00
130722	2/1/2021	Northland	MOUND MN TAXABLE		620S35-W4-2	95,000.00		95,000.00		0.00
171228B	2/1/2021	Northland	SCOTT COUNTY TAX		809557-AZ-4	115,000.00		115,000.00		0.00
190220A	3/1/2021	Northland	FRANKLIN WIS TAX		419791-U97	500,000.00		500,000.00		0.00
170712	7/1/2021	Northland	GARDENDALE ALA TAX		365478-DQ-6	240,000.00		0.00		240,000.00
190628A	8/1/2021	Northland	WASHINGTON STATE GO TAX		93974DYX0	500,000.00		0.00		500,000.00
190731A	11/30/2021	Northland	CD-ENERBANK		29266N7E1	148,000.00		0.00		148,000.00
191017	12/1/2021	Northland	COLUMBS OH SCHOOL DISTR		199507-6J-8	130,000.00		0.00		130,000.00
130815B	12/1/2021	Northland	CHASKA, MN TAX		161664-DZ-7	75,000.00		0.00		75,000.00
141104	2/1/2022	Northland	DULUTH MN TAXABLE		264438-G5-5	150,000.00		0.00		150,000.00
150430	2/1/2022	Northland	MINNETONKA ISD #276		604195-YG-6	270,000.00		0.00		270,000.00
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXABLE		751622-HG-9	285,000.00		285,000.00		0.00
190826	3/1/2022	Northland	OCONOMOWOC WIS TAX BOND		675635-KW-5	250,000.00		0.00		250,000.00
120321	3/1/2022	Northland	MADISION WI SCHOOL DISTR		558495-KN-6	500,000.00		500,000.00		0.00
190703	4/1/2022	Northland	WEST ALLIS WIS TAX		951173-JA-2	180,000.00		0.00		180,000.00
190424	5/15/2022	Northland	TEXAS A&M TAX		88213AEH4	130,000.00		0.00		130,000.00
170109	6/1/2022	Northland	DESMOINES IA TAX		250097-J3-7	200,000.00		0.00		200,000.00
150109	10/1/2022	Northland	HUBBARD COUNTY TAX		443348-DE-4	135,000.00		0.00		135,000.00
190515	11/1/2022	Northland	MICHICAN STATE SCHOOL TAX		594612-CY-7	205,000.00		0.00		205,000.00
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX		825230-KW-4	150,000.00		0.00		150,000.00
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXABLE		751622-HH-7	595,000.00		595,000.00		0.00
190628B	4/1/2023	Northland	WEST ALLIS WIS TAX		951173NP4	240,000.00		0.00		240,000.00
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		0.00		190,000.00
191107A	6/1/2023	Northland	NEWTON IOWA TAX		652810-YZ-9	250,000.00		0.00		250,000.00
190726B	6/1/2023	Northland	DESMOINES IA COMM COLLEGE TAX		250097L75	250,000.00		0.00		250,000.00
180913	7/31/2023	Northland	CD-BANK NEW ENGLAND SALEM		06426K-AN-8	245,000.00		0.00		245,000.00
121228B	9/1/2023	Northland	MIDDLETON WIS REFUND		596782-T6-7	300,000.00		0.00		300,000.00
190220B	11/1/2023	Northland	HAWAII ST GO BONDS		214471-PA-6	200,000.00		0.00		200,000.00
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00		300,000.00
130412	2/1/2024	Northland	BECKER MN TAX		075671LJ4	50,000.00		50,000.00		0.00
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00		100,000.00
120214B	9/1/2025	Northland	MIDDLETON WIS REFUND		596782-TJ-1	315,000.00		0.00		315,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00		500,000.00
190404	9/1/2026	Northland	TUSCOLA COUNTY MISC TAX		900764RL7	395,000.00		0.00		395,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00		385,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00		225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00		150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00		285,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00		465,000.00
										10,548,000.00
190123	1/25/2021	UBS	CD-ALLEGIANCE B/	58629	01748DBM7	245,000.00		245,000.00		0.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2		1,000,000.00	0.00		1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2		320,000.00	0.00		320,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2		1,000,000.00	0.00		1,000,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6		1,000,000.00	0.00		1,000,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91		750,000.00	0.00		750,000.00
210129		UBS	UBS PRIME FUND				500,000.00	500,000.00		0.00

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
210222		UBS	UBS PRIME FUND				8,544,716.80	2,054,613.41		6,490,103.39
210217	6/1/2021	UBS	CP-SANTANDER UK				2,900,000.00	0.00		2,900,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG				500,000.00	0.00		500,000.00
210224A	8/23/2021	UBS	CP-BANK OF CHINA				10,000,000.00	0.00		10,000,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7		2,500,000.00	0.00		2,500,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30		1,000,000.00	0.00		1,000,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45		1,050,000.00	0.00		1,050,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2		500,000.00	0.00		500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6		580,000.00	0.00		580,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8		300,000.00	0.00		300,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0		500,000.00	0.00		500,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4		615,000.00	0.00		615,000.00
200128	1/27/2021	UBS	CD-FIRST NATIONAl	5452	33213SJA1	245,000.00		245,000.00		0.00
200204A	2/3/2021	UBS	CD-TRUST BANK CE	9846	89788HAH6	245,000.00		245,000.00		0.00
200817	2/16/2021	UBS	BANK OF CHINA COMM PAPER		06119QPG6	10,000,000.00		10,000,000.00		0.00
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL DISTR		987864NY7	405,000.00		0.00		405,000.00
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX		91412GFS9	500,000.00		500,000.00		0.00
180629A	6/29/2021	UBS	CD-WELLS FARGO	3511	949763RX6	245,000.00		0.00		245,000.00
180907	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271ABO	400,000.00		0.00		400,000.00
171211	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271AB0	235,000.00		0.00		235,000.00
180815A	8/16/2021	UBS	CD-DISCOVER BANI	5649	254673SV9	145,000.00		0.00		145,000.00
180926A	9/27/2021	UBS	CD-TOWNEBANK PORTSMOUTH VA		89214PCA5	200,000.00		0.00		200,000.00
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		0.00		300,000.00
201119A	12/1/2021	UBS	WARREN HEIGHTS OH BUILDING		936121JTO	150,000.00		0.00		150,000.00
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCHOOL		537292KY9	345,000.00		0.00		345,000.00
181214	12/14/2021	UBS	CD-BMW BANK		05580AQA5	95,000.00		0.00		95,000.00
181228G	12/28/2021	UBS	CD-ALLY BANK		02007GGT4	100,000.00		0.00		100,000.00
160601	2/15/2022	UBS	MCALLEN TAX'		582018Ff5	200,000.00		0.00		200,000.00
151104	3/1/2022	UBS	NEW YORK TAXALBE		64966KQC0	500,000.00		0.00		500,000.00
190322	3/22/2022	UBS	CD-MEDALLION BA'	57449	58404DDP3	245,000.00		0.00		245,000.00
160727	5/1/2022	UBS	NORTH BRANCH SCHOOL TAX		657740F50	500,000.00		0.00		500,000.00
190710	5/15/2022	UBS	CONVENTION CENTER AUTHORITY		32115AAG7	175,000.00		0.00		175,000.00
001127	7/25/2022	UBS	FNR G92-35		31358PHV2C	80.06		25.66		54.40
160830C	8/1/2022	UBS	NEW YORK CITY TAXABLE		64966MED7	300,000.00		0.00		300,000.00
021004	8/25/2022	UBS	FNR 1992-125L		31358PS40C	177.74		56.46		121.28
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE		696560LD1	450,000.00		0.00		450,000.00
020826	10/15/2022	UBS	FHR 1391D		312912LUO	126.70		23.66		103.04
201119B	12/1/2022	UBS	WARREN HEIGHTS OH BUILDING		936121JU7	165,000.00		0.00		165,000.00
191213	12/13/2022	UBS	CD-WELLS FARGO N	27389	949495AA3	245,000.00		0.00		245,000.00
161216B	12/16/2022	UBS	CD-MERCANTIL CO!	22953	58733ADQ9	245,000.00		0.00		245,000.00
200116	1/17/2023	UBS	CD-MORGAN STANI	32992	6169OURY8	245,000.00		0.00		245,000.00
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00		250,000.00
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00		300,000.00
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00		2,000.00
180628	6/28/2023	UBS	CD-COMENITY BAN	27499	981996UP3	200,000.00		0.00		200,000.00
191230B	6/30/2023	UBS	CD-RAYMOND JAMI	33893	75472RAR2	245,000.00		0.00		245,000.00
201119C	12/1/2023	UBS	WARREN HEIGHTS OH BUILDING		936121JV5	165,000.00		0.00		165,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		0.00		245,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U!	33954	14042TAP2	245,000.00		0.00		245,000.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		0.00		245,000.00
190325	3/25/2024	UBS	CD-BANK HAPOALI!	33686	06251AW48	245,000.00		0.00		245,000.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		0.00		500,000.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00		500,000.00
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTURE		645791CAO	270,000.00		0.00		270,000.00
190918	9/18/2024	UBS	CD-FIRST NATIONAl	4779	334342CF7	245,000.00		245,000.00		0.00
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00		300,000.00
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00		640,000.00
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00		250,000.00
191127	11/27/2024	UBS	CD-STATE BANK IN!	33682	856285RS2	245,000.00		0.00		245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00		165,000.00
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		0.00		400,000.00
190418	12/5/2024	UBS	CD-DELTA NATION/	26633	2477RBD6	200,000.00		0.00		200,000.00
180629C	6/1/2025	UBS	MARYLAND STATE TAX		57420PGR1	300,000.00		0.00		300,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00		300,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00		400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00		175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		0.00		500,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00		320,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00		500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00		300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00		750,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00		470,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00		500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00		400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00		500,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00		500,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00		360,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00		500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00		400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00		630,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00		1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00		405,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00		425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00		400,000.00

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00		400,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00		430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00		400,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00		500,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00		500,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00		500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00		720,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00		220,000.00
201221	10/01/26	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00		1,675,000.00
201218	12-18-24	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		0.00		248,000.00
200612		UBS	UBS PRIME FUND			1,445,483.93		1,445,483.93		0.00
200623		UBS	UBS PRIME FUND			1,741,251.98		1,741,251.98		0.00
200714		UBS	UBS PRIME FUND			531,198.11		531,198.11		0.00
200717		UBS	UBS PRIME FUND			8,002,863.63		8,002,863.63		0.00
200728		UBS	UBS PRIME FUND			1,405,590.52		1,405,590.52		0.00
200731A		UBS	UBS PRIME FUND			259,035.81		259,035.81		0.00
200731B		UBS	UBS Select FUND			247,506.71		247,506.71		0.00
200630B		UBS	UBS PRIME FUND			601,602.80		601,602.80		0.00
200531		UBS	PRIME MM			667,488.28		667,488.28		0.00
200430		UBS	SELECT MM			1,440,813.95		1,440,813.95		0.00
										58,135,382.11
	TOTAL INVESTMENTS					73,628,220.22	33,559,716.80	34,152,554.91		**73,035,382.11**
			Unamortized Premiums			1,578,603.54	102,240.35			1,680,843.89
			Unamortized Discounts			(3,900,908.40)	(313,681.36)			(4,214,589.76)
			PW Debt-Ameritrade			8,895,641.10	1,266.86	407.74		8,896,500.22
			BOW			4,018,693.38	42,501,452.50	42,445,452.79		4,074,693.09
			Money Market Accounts			10,896,525.53	1,026.30	4,000,000.00		6,897,551.83
			Net Cash and Investments			95,116,775.37	75,852,021.45	80,598,415.44		90,370,381.38

CC Regular Session **5. 3.**

Meeting Date: 04/27/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 4/13/2021
2. City Council Regular Session dated 4/13/2021
3. City Council Special Work Session dated 4/20/2021

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 4/13/2021
2. City Council Regular Session dated 4/13/2021
3. City Council Special Work Session dated 4/20/2021

Attachments

4-13-21 CCWS

4-13-2021 Mtg

4-20-21 Special CCWS

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/22/2021 09:46 AM

Kurt Ulrich	Kurt Ulrich	04/22/2021 02:50 PM
Form Started By: Katie Schmidt		Started On: 04/16/2021 02:23 PM
Final Approval Date: 04/22/2021		

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 13, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Ryan Heineman
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby – attended remotely
Communication and Events Coordinator Megan Thorstad
I.T. Manager Jason Fredrickson

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:31 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Final Draft Strategic Communications Plan

Communication and Events Coordinator Thorstad reviewed the staff report.

Councilmember Musgrove asked for details on the events listed on the content calendar.

Communications and Events Coordinator Thorstad commented that the tool is used for brainstorming and includes events the City hosts each year, other events the City could have a tie to, and other events the City posts information about.

Councilmember Musgrove commented that she prefers to see events more relevant to the City. She recognized that during slow times the City may choose to look outside of that. She commented that there are a lot of parks and trails in Ramsey and perhaps a bike safety event or information could be helpful.

Communications and Events Coordinator Thorstad moved to the action items and welcomed any questions, concerns, or comments.

Councilmember Musgrove referenced the last item in section one and asked if the City already has a newsletter editor.

Communications and Events Coordinator Thorstad confirmed that there is a newsletter editor and explained that the new item added is that there is an internal review committee.

City Administrator Ulrich stated that there were some errors in the last few years and therefore a senior management staff team reviews the document before it is sent out.

Councilmember Musgrove referenced the creative communications committee and commented that seems redundant. She commented that she does not want to create more work and meetings and would prefer to remove that item and instead focus on the other tasks. She believed the internal review committee would be sufficient.

Councilmember Woestehoff stated that his original comment was related to having a quarterly check in with the goal that the group would be strategic. He commented that it appears the internal review committee is intended to proof and catch errors.

Communications and Events Coordinator Thorstad stated that it was her understanding that the groups would be separate, and the communications committee would contain external members, such as a City Council member, in order to gain additional perspectives.

Councilmember Howell commented that she agrees that this seems redundant and would prefer to try out the internal review committee.

City Administrator Ulrich agreed that a communications committee would not necessarily be required and would create additional work. He stated that if desired, there could be a one-time focus group to provide additional input.

Councilmember Specht stated that Anoka has two different Facebook sites, one that promotes different events and another one for the actual City. He believed the secondary site was Discover Anoka.

Communications and Events Coordinator Thorstad stated that the City has an events promotion packet and policy and provided details on how someone can submit their event information and the methods in which the City could publicize that event.

Deputy City Administrator Gladhill commented that Discover Anoka is a separate entity, a business coalition, whereas this policy is aimed at community events. He stated that idea could be reviewed by the EDA, is desired.

Councilmember Musgrove asked if there is language in the policy related to nonprofit events versus businesses.

Communications and Events Coordinator Thorstad confirmed that there is separate language applying to businesses and nonprofits.

Deputy City Administrator Gladhill commented that the City of Blaine has a separate website run by the City, managed by the community development department, and advertises businesses.

Councilmember Heineman commented if the City went that route, he would find it helpful to use the City social media to advertise the new site that advertises businesses.

Councilmember Musgrove commented that perhaps the EDA should consider that suggestion.

City Administrator Ulrich commented that it could be added to the plan and tasked out to the EDA and community development as it would be more related to economic development.

Communications and Events Coordinator Thorstad asked for any input on the website refresh and social media strategy.

Councilmember Musgrove asked the intent of using the word relatable in regard to City messaging. She believed the other descriptive words would cover the intent.

Communications and Events Coordinator Thorstad commented that those were themes and terms that came up quite often in the Council survey that was completed. She commented that relatable is important in terms of community engagement as it attempts to bridge the gap between government and residents.

Councilmember Specht commented that there is a balance between humor and relatability and asked if there would be a desire to remain professional or mix in some more lighthearted things.

Communications and Events Coordinator Thorstad stated that she has attended several trainings and it has been stated that humor can be an effective strategy, therefore she attempts to sprinkle in tasteful jokes that keep things lighthearted while remaining professional.

2.02: Discuss Building Access System for the New Public Works Campus

I.T. Manager Fredrickson reviewed the staff report.

Councilmember Heineman asked and received confirmation that public works and fire station one currently uses hard keys. He asked if there are security cameras outside of each entrance and/or whether cameras would be implemented with the proposed access systems.

I.T. Manager Fredrickson replied that there are no security cameras at either of those campuses but with the implementation of a new system that feature could be tied in. He stated that with the existing system the cameras are recorded on a separate system. He noted that security cameras would be implemented with the new public works system.

Councilmember Heineman asked if there would be cameras in the future that would not be tied into the system.

I.T. Manager Fredrickson confirmed that he would suggest the cameras tie into the existing system and be housed on the existing server.

Councilmember Riley asked if there is a time when upgrading should occur for the existing server or whether the new system should simply be added. He asked if there were any security concerns with being cloud based.

I.T. Manager Fredrickson commented that the criteria to review other systems came as part of a different project, which was to explore if there was a possibility to eliminate hard keys for park buildings and use mobile credentials, which these systems would allow for. He stated that the existing system has no ability to do that and there is no interest from Honeywell to look into those upgrades. He stated that there are minor frustrations as to what can be done to the system and there are no upgrades/updates available. He stated that in regard to cloud security systems, he does not have any major concerns as the data is backed up in another manner.

Councilmember Riley asked what would happen in terms of access if the technology goes down.

I.T. Manager Fredrickson stated that when the internet goes down, the power to grant access or provide access remotely is removed but the system would still continue to operate with card access and upon scheduled times. He stated that the only time the system would go down completely is if power and generator power went down.

Councilmember Howell asked if there would be hard key access at all.

I.T. Manager Fredrickson confirmed that would still be available.

Councilmember Heineman commented that one advantage to this type of system is that keys are not needed and if an employee is terminated their access could be terminated, along with eliminating the cost of lost keys. He stated that seems to provide a cost savings along with productivity savings. He asked if there have been any instances of lost keys and where locksmiths have had to rekey a door.

Public Works Superintendent Riemer replied that they have rekeyed once, but it has not been a large concern. He stated that they do not provide the last paycheck for seasonal employees until their keys are turned in.

Councilmember Musgrove commented that she recalls a rekeying for the Elmcrest buildings. She asked if this system would apply to City park buildings as well. She stated that the case does not seem to mention the parks buildings.

I.T. Manager Fredrickson replied that the system would allow the City to connect the park buildings even though there is no internet at those locations. He stated that at this time they are

focusing on the existing system but there would be a possibility to connect the parks buildings in the future if desired.

Mayor Kuzma asked for details on the camera system and whether that would be connected, or if the existing system would continue to be used.

I.T. Manager Fredrickson replied that the Honeywell system that the City has does not tie into the cameras and staff would propose to continue to use that separate system rather than tying the systems together at this time as it would simply cause an additional cost that is not necessary.

Councilmember Woestehoff commented that the system quotes seem similar and stated that there seems to be a cost savings to moving to the cloud. He asked if two factors would be a requirement for either system.

I.T. Manager Fredrickson commented that the current access to the door system includes himself, I.T Support Technician Kubat and the facilities team and provided additional details.

It was the consensus of the Council to support moving forward with PDK.

2.03: Review Date for Annual Planning Session

City Administrator Ulrich reviewed the staff report.

Councilmember Heineman commented that he will be on 30-day military orders and therefore would be available remotely.

The consensus of the Council was to move forward with the date as proposed in the staff report.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

City Administrator Ulrich reviewed the future topics calendar.

4. MAYOR / COUNCIL / STAFF INPUT

Deputy City Administrator Gladhill noted that the property owner for the abatement case on tonight's regular agenda reached out to at least one Councilmember stating that they would like to speak tonight, so that item will be removed from Consent to provide that ability. He provided background information on the property and the code enforcement history. He noted that the property owner felt they were being treated unfairly and provided three other properties in the area in violation, noting that staff was not aware of those properties and code enforcement will be following up on those properties as well. He noted that this property owner does not dispute that the property is in violation, noting that staff has been working on the case since 2019 and this is the first response from the property owner. He noted that an extension could be considered now

that the property owner has responded. He reviewed the amount of staff time that has gone into this case.

Councilmember Musgrove commented that if there are results in bringing cases to the Council, perhaps cases should escalate to the Council sooner in an attempt to reduce staff time.

Deputy City Administrator Gladhill confirmed that is included in the new process, noting that this case began before that time. He provided additional details related to the possible extension length, estimating two to four weeks would be sufficient.

Councilmember Musgrove asked why an extension would be considered when the property owner has not been working with City staff as of this time.

Deputy City Administrator Gladhill commented that it sounds like there are health issues and the property owner did reach out. He stated that the extension would allow time to work through a plan and for the property owner to comply.

Councilmember Musgrove asked for details on touring the public works facility.

City Administrator Ulrich noted that is still on the agenda for some time in May, as the concrete would be poured.

Councilmember Riley referenced case 7.07 on the regular agenda. He stated that the case contains no information and asked for input on the intention of the case.

Councilmember Heineman stated that during the initial vote on the resolution there were questions asked of the City Attorney that he does not believe were sufficient and wanted to clarify and/or address those items with the City Attorney.

Councilmember Riley asked if Councilmember Heineman felt the best approach was at a Council meeting rather than by talking to the City Attorney in person.

Councilmember Heineman commented that he believes this would be helpful in an open meeting setting because of the current environment, the questions the community continues to have, and to ensure proper legal advice is being provided.

Councilmember Howell commented that this case received a lot of attention in the media, noting that headlines and content do not always match facts. She did not believe all the comments made by the City Attorney were accurate and that the residents should have the opportunity to have these questions asked in an open meeting.

Councilmember Heineman commented that there was a notice of action brought forth in regard to the resolution that was adopted, and he has questions for the City Attorney related to the League of Minnesota Cities. He stated that the City Attorney is supposed to represent the City and Councilmembers and if his advice is not in the best interest of the City and City Council, or if it is

biased, he would like to flush that out. He commented that there were errors in the statements made by the City Attorney, which he discovered instantly through his own research.

Councilmember Specht commented that he received a message from a resident related to the Northfork Meadows item on the Consent Agenda asking whether a timeline could be put in place that would require construction within a certain period after grading occurs.

Deputy City Administrator Gladhill commented that unless the property is City owned, the City cannot dictate when construction occurs. He stated that the grading agreement would ensure that if the developer does not complete grading, the City could complete that through use of the escrow that would be held. He stated that it would be routine for the City to allow the developer to move forward on mass grading prior to construction. He stated that there are many measures in place that protect the residents from the area remaining bare dirt. He stated that the developer is not going to move forward with the expense of mass grading if they are not planning to move forward on development. He stated that the schedule hopes to complete grading in the end of spring/beginning of summer and then to move forward with infrastructure and begin home construction later this year.

Councilmember Musgrove commented that she spoke with City Administrator Ulrich earlier about an item she wanted to pull from Consent but did not. She stated that her question was related to the on-call duty officer compensation item and stated that while she does not have an issue with the compensation, during previous discussion there was a request for information on the funding and she did not notice that as part of the case. She stated that the case mentions a transfer of excessive general funds. She stated that those funds are distributed based on the City policy and she would like to have more information and discussion in the future related to the policy and distribution.

City Administrator Ulrich confirmed that policy and process for allocation of year end funds will be on a future meeting agenda with a presentation by the Finance Director.

Mayor Kuzma commented that this year was an outlier in that there were additional funds at the end of the year due to the receipt of CARES Act funds.

City Administrator Ulrich stated that the City will also be receiving funds from the American Relief Act this year and the Council should expect to have discussion related to how those funds should be used.

City Administrator Ulrich noted that there have not been any issues in Ramsey due to civil unrest and noted that Ramsey provided assistance to other communities as requested.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:39 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, April 13, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Ryan Heineman
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Fire Chief Matt Kohner
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Administrative Services Director Colleen Lasher
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby – attended remotely
City Attorney Joe Langel

1. CALL TO ORDER

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

2. PRESENTATION

2.01: Board and Commission Member Oath of Office

Administrative Services Director Lasher completed the ceremonial swearing in of Ms. Rachal Johnson, Mr. William MacLennan, and Mr. Michael Olson who have joined the Economic Development Authority, and Mr. Dean Olson who has joined the Park and Recreation Commission.

2.02: Fire Department of the Year Award

Fire Chief Kohner stated that annually, the Minnesota State Fire Department Association (MSFDA) awards a MN Fire Department the honor of Fire Department of the Year.

Mark Rosenblum, MSFDA President, stated that he is excited and proud to be honoring the Ramsey Fire Department as Fire Department of the Year. He read part of the nomination for Ramsey from the Firefighters for Healing organization. He stated that the MSFDA Board could not agree more with the submission and congratulates the Ramsey Fire Department. He presented the award to Fire Chief Kohner along with a flag that can hang in the station.

Fire Chief Kohner accepted the award on behalf of the department and could not be prouder to be part of the organization. He acknowledged the members of the department present at the meeting tonight.

Mayor Kuzma congratulated the Fire Department and Fire Chief Kohner.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

City Administrator Ulrich stated that there has been a request from a property owner to remove Item 5.13 from the Consent Agenda. It was noted that item would be considered as Item 7.08.

Councilmember Specht asked if that item should appear earlier in the agenda to allow the resident to speak sooner.

Mayor Kuzma commented that the item will appear as Item 7.08.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Musgrove, Heineman, Howell, Specht, and Woestehoff. Voting No: None.

5. CONSENT AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to approve the following items on the Consent Agenda:

5.01: Receive February 2021 Financial Reports – General Fund and Enterprise Funds
5.02: Approve the following Meeting Minutes:
    1) City Council Special Work Session dated March 16, 2021
    2) City Council Work Session dated March 23, 2021
    3) City Council Regular dated March 23, 2021
5.03: Approve Business Licenses
5.04: Approve Rental Licenses

5.05: Adopt Resolution #21-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing During the Period of March 18, 2021 through April 7, 2021
5.06: Adopt Resolution #21-085 Approving Plans and Specifications and Authorizing Advertisement for Bids for Tiger Street Reconstruction, Improvement Project #21-02
5.07: Adopt Resolution #21-064 Granting an Easement Encroachment Agreement on Multiple Lots in Riverstone 5th Addition (Project No. 20-130); Case of Riverstone Development LLC
5.08: Adopt Resolution #21-091 Authorizing the Application for Metropolitan Council Environmental Services (MCES) 2020 Municipal Inflow & Infiltration (I&I) Grant
5.09: Adopt Resolution #21-092 Approving the Lease Agreement of 6745 Highway 10 NW with RM Golf Carts
5:10: Adopt Resolution #21-093 Approving the Lease Agreement of 6781 and 6745 Highway 10 NW with Mille Lacs Motor Sports II
5:11: Adopt Resolution #21-095 Approving Easement Encroachment Agreement for Certain Lots in the Preserve at Northfork
5:12: Adopt Resolution #21-097 Approving Grading agreement for Northfork Meadows; Case of US Home Corporation dba Lennar (Project 20-135)
5.13: ~~Adopt Resolution #21-098 Approving Abatement of 7111 175th Avenue NW (Case of Tracy Phillippi)~~ Item removed from Consent Agenda and considered as Item 7.08
5.14: Adopt Resolution #21-100 Authorizing On-Call Duty Officer Compensation in the Fire Department

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Howell, Heineman, Musgrove, Riley, and Specht. Voting No: None.

6. PUBLIC HEARING

There were none.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #21-099 Agreement to Terminate the Joint Powers Fire Protection Agreement Between the City of Ramsey and the City of Nowthen

City Administrator Ulrich reviewed the staff report and recommendation to adopt the resolution terminating the Joint Powers Fire Protection Agreement between the City of Ramsey and the City of Nowthen.

Mayor Kuzma asked if the mutual aid agreement will remain in place with Nowthen.

Fire Chief Kohner confirmed that a mutual aid agreement will remain similar to the other surrounding communities.

Councilmember Musgrove commented that as a member of the Joint Powers Board they have worked hard on this and it is exciting that this is moving forward. She thanked all the members of the Board and wished Nowthen well as it moves forward.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to Adopt Resolution #21-099 Terminating the Joint Powers Fire Protection Agreement Between the City of Ramsey and the City of Nowthen.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Woestehoff, Heineman, Howell, Riley, and Specht. Voting No: None.

Mayor Kuzma wished Nowthen luck with its own department.

7.02: Introduce Ordinance #21-10 Prohibiting Targeted Picketing in Residential Neighborhoods

Police Chief Katers reviewed the staff report and recommendation to introduce Ordinance #21-10 creating Section 133 of the Ramey City Code Chapter 34, Article IV, entitled Targeting Picketing in Residential Neighborhoods.

Motion by Councilmember Musgrove, seconded by Councilmember Heineman, to introduce Ordinance #21-10 creating Section 133 of Ramsey City Code Chapter 34, Article IV, entitled Targeted Picketing in Residential Neighborhoods.

Further discussion: Councilmember Woestehoff commented that he believes that this is an important ordinance but will not be supporting this because he would prefer an exclusion for elected officials. He commented that while he does not believe that staff or residents should be subject to picketing, the public should have the right to do so for elected officials. Councilmember Heineman agreed with Councilmember Woestehoff. He stated that public officials sign up for a higher level of scrutiny and believed that those officials can be held accountable. He stated that he does like that this ordinance would protect residents but also will not be supporting this because it does not exclude public officials. Councilmember Musgrove asked if someone could second a motion they will not support. City Administrator Ulrich confirmed that could be done.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Howell, Riley, and Specht. Voting No: Councilmembers Heineman and Woestehoff.

7.03: Adopt Ordinance #21-01 Amending City Code Sections 117-111 (R-1 Residential District) and 117-112 (R-2 Residential District) Clarifying Subdistricts Based on Lot Size

Deputy City Administrator Gladhill reviewed the staff report and recommendation from the Planning Commission to adopt Ordinance #21-01.

Councilmember Specht stated that it is his understanding that if a development meets the requirements of R-1, the City would have to approve it and asked if this would mean the City would need to approve the 60-foot lots if all other requirements are met.

Deputy City Administrator Gladhill commented that these would remain as separate districts and would still require the City to rezone the property to these districts as properties are not currently zoned in this manner. He explained that the R-1 properties are traditional detached single-family homes with different categories while R-2 are detached townhomes, therefore this could better categorize and better define the districts.

Councilmember Musgrove asked if there are any properties currently zoned in this manner.

Deputy City Administrator Gladhill commented that the City would not proactively zone properties in this manner but would instead react to development requests, using the example of the Riverstone South development that appears on the agenda tonight. He stated that there are currently two locations zoned for R-2 villa, with 65-foot lots. He recognized that there is concern as to how this could be applied to Trott Brook North but noted that area would remain as 80-foot lots.

Councilmember Riley commented that R-1 is 80-foot lots, unless the Council decides that an area would be zoned for smaller lots.

Councilmember Musgrove referenced minimum lot size and width and asked for details on those changes.

Deputy City Administrator Gladhill stated that this was already allowed and there was simply clarity added to the language and description for the detached townhomes.

Councilmember Musgrove referenced the five-foot side yard setback and asked if that is required from each home, which would create ten feet between homes.

Deputy City Administrator Gladhill confirmed that to be true. He again provided clarity on the detached townhomes that the Council has allowed and the additional standard descriptions that were added.

Councilmember Woestehoff commented that it seems that some of the confusion from Councilmember Musgrove is related to the 50-foot lot and those standards, which would still exist but just be moved to the R-1 section.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to waive the City Charter requirement to read the Ordinance aloud and adopt Ordinance #21-01 Amending City Code Sections 117-111 (R-1 Residential District) and 117-112 (R-2 Residential District) Clarifying Subdistricts Based on Lot Size.

A roll call vote was performed:

Councilmember Heineman aye
Councilmember Woestehoff aye
Councilmember Howell aye
Councilmember Riley aye
Councilmember Specht aye
Councilmember Musgrove aye
Mayor Kuzma aye

Motion carried.

7.04: Adopt Ordinance #21-02 Amending City Code Section 117-148 Entitled Mississippi River Corridor Critical Area

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to adopt Ordinance #21-02.

Mayor Kuzma recognized that a lot of work has been put into this process that has gone back three or four years.

Councilmember Musgrove commented that on the last page there is one numbered line. She asked if that could be removed in order to remove the last page.

Deputy City Administrator Gladhill commented that when the final version is codified the numbering would become irrelevant and it would not be published in this exact format. He confirmed that the empty line could be removed.

Councilmember Musgrove referenced the native species declared and the area identified, asking for clarification.

Deputy City Administrator Gladhill commented that there is a natural resources inventory, and any major development will have an environmental review.

Councilmember Musgrove asked if the existing inventory would be used or whether that would need to consistently be updated.

Deputy City Administrator Gladhill commented that native plant species planted on an individual lot would not be impacted by this ordinance.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to waive the City Charter requirement to read the Ordinance aloud and adopt Ordinance #21-02 Amending City Code Section 117-148 (Mississippi River Corridor Critical Area).

A roll call vote was performed:

Councilmember Heineman aye
Councilmember Woestehoff aye

Councilmember Howell	nay
Councilmember Riley	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Mayor Kuzma	aye

Motion carried.

7.05: Adopt Resolution #21-101 Approving Preliminary Plat for Riverstone South Addition (Project No. 19-152) and Associated Approvals; Case of Capstone Homes

- **Accept Final Environmental Assessment Worksheet (EAW) and Determine Environmental Impact Statement (EIS)**
- **Adopt Ordinance #21-03 Amending Official Zoning Map**
- **Approve Deviation from Street Name Grid**
- **Approve Preliminary Plat**

Deputy City Administrator Gladhill reviewed the staff report and stated that the Planning Commission recommends approval of this project and also recommends that the City not change the name of Unicorn Street to Pearson Street (technically a denied variance to this request). The Park and Recreation Commission recommends that park dedication be satisfied through the dedication of a one-acre parcel and cash contribution of $350,000. The Environmental Policy Board recommends that the City preserve the seven-acre tree preservation area.

Councilmember Musgrove stated that she would support the street name change to Pearson and noted that discussion occurred at the Public Works Committee as well. She asked for the timeline related to payment for the seven acres and whether the HRA fund would be used for street funding.

Deputy City Administrator Gladhill replied the fund would be a source for Riverdale Drive and confirmed there were sufficient funds for both activities. He stated that from the perspective of staff, Riverdale Drive will not move forward until the funding is secured per the cost-share agreement which would be in June or July. He stated that the developer would like clarity on the seven-acre payment prior to that time in order to move forward on its Purchase Agreement.

Councilmember Musgrove commented that the Planning Commission discussion noted that the residents wanted the preservation of the seven acres, which was then part of the Development Agreement and the City would find the dollars for that. She asked for clarification from staff.

Deputy City Administrator Gladhill replied that staff feels that it was made clear that outside funding would be needed for that purchase and acknowledged that was not fully agreed upon by the developer, but the Council agreed with that direction. He stated that the developer is asking the Council to agree to use the HRA fund if the outside funding cannot be gained. He stated that staff wants to ensure that too much is not being done by the City to support this project.

Councilmember Specht referenced previous discussions related to the wooded area and the desired barrier between the development and Bowers Drive. He stated that the City agreed that the wooded area is an asset and while an outside source should be pursued it would not be fair to put that on

the developer as that was a desire of the City and its residents. He stated that he supports the road name change and everything else proposed in the case.

Deputy City Administrator Gladhill commented that there was earlier discussion related to park dedication and if cash were taken the full amount would be about $800,000. He stated that this area is underserved in terms of park recreation and therefore the recommendation from the Park and Recreation Commission was to take a one-acre parcel and $350,000 in order to create a park in this location. He agreed that the preservation of the wooded area was an ask from the residents and City. He stated that if the Council wants to back the $350,000 from City funds, he would recommend a source outside of park dedication dollars as those funds are planned to be used to build the actual park.

Councilmember Musgrove stated that it appears there are two contingencies related to funding, the cost of the seven acres along with the one acre and $350,000 for park dedication. She asked if the price of the seven acres is actually $350,000.

Deputy City Administrator Gladhill commented that the contingencies for funding are related to the seven acres and Riverdale Drive. He stated that the park dedication is satisfied through one acre in land and $350,000 in cash contribution as recommended by the Park and Recreation Commission. He stated that the developer is asking for $350,000 in order to preserve the seven acres, which is separate from park dedication.

Mayor Kuzma asked if this could move forward tonight, with the contingencies, if the HRA fund were identified for the funding source.

Deputy City Administrator Gladhill commented that from the perspective of staff that would be allowed. He stated that the resolution could be amended to include the ask from the County for use of the HRA fund. He stated that the Council could also ask the developer for input on their schedule.

Steve Bona, Capstone Homes, commented that this has been a long process and they appreciate the time that City staff has spent on this along with the Council and Pearson family. He stated that they also appreciate the support of the Public Works Committee to change the street name. He stated that in reference to the tree preservation, when the framework was developed the obligation of Capstone was to provide seven acres of tree preservation. He stated that the concept plan was redesigned to incorporate that tree preservation area, which was a major change that removed about 20 homes from the plan. He stated that they agree to it and believe that it makes the development better. He stated that as they moved forward with the work for preliminary plat and the environmental worksheet, they believe they are fulfilling their obligation under the framework. He commented that finding the tree preservation money is difficult and Capstone would like a backup plan to be in place if those outside funds cannot be found. He stated that if approved, Capstone has provided the tree preservation area and would like the assurance that the $350,000 would be provided in one way or another before expending additional funds on construction plans. He stated that he is not attempting to undermine staff but want to ensure that the obligation will be fulfilled as the tree preservation was requested by residents and supported by the Planning Commission and City Council. He stated that Capstone simply wants to ensure that the funds will

be there in one way or another so they can continue to move forward. He referenced the comment of the City perhaps doing too much and noted that they do not believe that is the case as they are simply asking the City to fulfil what it agreed to.

Councilmember Woestehoff refenced the recommendation of the Public Works Committee, the recommendation of the Planning Commission and asked for clarity on where Pearson would be placed.

Deputy City Administrator Gladhill commented that the developer is waiting to amend its plan. He reviewed the recommendation of the Public Works Committee, which would rename Unicorn Street/Street A as Pearson while the other roads would follow the street naming grid.

Councilmember Specht commented that the completion of Riverdale Drive will benefit all residents. He stated that he also feels that the tree preservation area was a request of the City, especially in support of the residents along Bowers Drive and as a natural resource. He stated that he would like the City to work to find a funding source for the tree preservation area and did not feel it would be appropriate to put that on the developer.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to Adopt Resolution #21-101 Determining that an Environmental Impact Statement (EIS) is not Necessary and Granting Preliminary Plat for Riverstone South Addition and Associated Approvals for Riverstone South, contingent upon compliance with Staff Review Comments and subject to final review by the City Engineer and authorize use of the County HRA or other City source of funding for the tree preservation area.

Further discussion: Councilmember Musgrove asked if language would need to be included in the motion. Deputy City Administrator Gladhill commented that the name change is included in the resolution as proposed. Councilmember Riley commented that he would support the change from Unicorn to Pearson as identified in the resolution. He asked if additional street names would need to be listed that would follow Riverstone North, as those are deviations from the grid. Deputy City Administrator Gladhill commented that he could clarify that Quintana and Snowy Owl would be used. Councilmembers Specht and Musgrove accepted an amendment to the motion to include the deviation in street names for Quintana and Snowy Owl. The amended motion reads as follows:

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to Adopt Resolution #21-101 Determining that an Environmental Impact Statement (EIS) is not Necessary and Granting Preliminary Plat for Riverstone South Addition and Associated Approvals for Riverstone South, contingent upon compliance with Staff Review Comments and subject to final review by the City Engineer, to authorize use of the County HRA or other City source of funding for the tree preservation area, and to approve the additional street name deviations of Quintana and Snowy Owl.

Further discussion: Councilmember Riley commented that this motion includes the City finding the funding source for the tree preservation area. He asked if the City is likely to obtain County HRA funds for this purpose. Deputy City Administrator Gladhill stated that he feels more confident in that funding source than the others pursued thus far. He stated that staff feels strongly

and fairly confident at the fund could be used. Councilmember Riley asked what funds would be used if the HRA could not be used. Deputy City Administrator Gladhill commented that has not yet been defined and he did not have a solid answer at this time. He stated that staff does not support use of park dedication for this tree preservation area. Councilmember Woestehoff asked if the motion should be made contingent upon receipt of County HRA funds and whether that would make the City more likely to receive the funds. Deputy City Administrator Gladhill commented that it would not hurt or help the request to the County. Mayor Kuzma commented that the County HRA fund has dollars paid by the residents of Ramsey and asked for the fund balance. Deputy City Administrator Gladhill commented that at the last check there was over $1,000,000 in the account and the account is used for development projects within Ramsey. Mayor Kuzma commented that it would then seem appropriate to ask for these funds to use in this purpose. Councilmember Musgrove asked for clarification as to how the $350,00 in park dedication could be used and whether it must be used for the one-acre park or whether those funds could be used towards the overall area. Parks and Assistant Public Works Superintendent Riverblood commented that park dedication funds can be used outside of the development area if used for a community park but stated that there should be a nexus between the funds contributed and the families that live in that area. He stated that the City has made a lot of amendments to make this project work, including a change in the location of the one acre of park land to be in the wooded area to further preserve trees. He stated that the $350,000 in cash is needed in order to build a neighborhood park in that one-acre location. He stated that there will not be a surplus of park dedication from this park project.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Specht, Musgrove, Heineman, Riley, and Woestehoff. Voting No: Councilmember Howell.

Motion by Councilmember Specht, seconded by Councilmember Riley, to waive the City Charter requirement to read the Ordinance aloud and adopt Ordinance #21-03 Amending Official Zoning Map.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Howell	nay
Councilmember Riley	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Mayor Kuzma	aye

Motion carried.

7.06: Adopt Resolution #21-096 Approving Donation Agreement and Acquisition of Outlots C and D, Sweetbay Ridge

Deputy City Administrator Gladhill reviewed the staff report and stated that staff recommends adoption of Resolution #21-096 approving Donation Agreement and acquisition of Outlots C and D, Sweetbay Ridge as presented, subject to City Attorney review.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to Adopt Resolution #21-096 Approving Donation Agreement and Acquisition of Outlots C and D Sweetbay Ridge subject to City Attorney review.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Woestehoff, Heineman, Howell, Musgrove, and Specht. Voting No: None.

7.07: Follow-Up Discussion and Questions Surrounding Resolution #21-067

City Administrator Ulrich reviewed the staff report and stated that Councilmembers Howell, Heineman and Musgrove have requested that this item be on the agenda to allow additional discussion.

Councilmember Heineman commented that the resolution passed on March 9th and since then there have been questions on both sides of the issues and he continues to receive questions related to the legal counsel that was received during the meeting. He asked the role and purpose of the City's legal counsel.

City Attorney Langel replied that the role of the City Attorney is to provide legal advice to the Council and staff as requested.

Councilmember Heineman asked if that legal advice is intended to be in the best interest of the City.

City Attorney Langel commented that the legal advice is intended to protect the City. He commented that he is not present to make everyone happy but to provide the advice that protects the City of Ramsey and recognized that can make people happy or not happy.

Councilmember Heineman appreciated that the goal of legal counsel is to provide an unbiased opinion. He stated that the resolution did pass and asked what steps the City Attorney has taken since that time to defend the decision and what case law has been studied to support the decision of the Council.

City Attorney Langel replied that he has not been asked to do specific research on this matter by the Council since the March 9th meeting. He stated that at that time he discussed at length his understanding of the law with respect to this resolution. He stated that he does not undertake legal work on behalf of the City unless it is directed, as that is work he would need to bill the City for. He noted that he had stated his positions at the March 9th Council meeting and the resolution did pass. He stated that since that time he has not been requested to do specific work on this matter.

Councilmember Heineman stated that when the group last spoke, legal counsel stated that there is no precedent that would allow a City to not put resources towards enforcing laws, whether

Executive Orders or not. He stated that at that time he referenced other cities that have instructed their police not to enforce certain laws and legal counsel stated that he was not aware of those instances. He asked if any research has been done by legal counsel on those matters. He commented that perhaps if there are directly applicable cases it would be wise for the legal counsel to be aware of those cases.

City Attorney Langel commented that he has not been asked to follow up on those matters since the original discussion and the case topic was very broad for tonight. He stated that it would seem that the references Councilmember Heineman made were related to immigration actions from various cities. He explained that immigration involves federal law, and it is his understanding that the federal government cannot force local government to enforce its laws and these cities have instructed their staff not to help the federal government do its job. He stated that is very different than this discussion.

Councilmember Heineman used the example of Minneapolis decriminalizing marijuana use.

City Attorney Langel commented that it is his understanding that it was not the City of Minneapolis but the decision of the Hennepin County Attorney not to process marijuana crimes under a certain level which is a matter of prosecutorial discretion. He commented that if someone is the City of Ramsey were charged with a misdemeanor for a mask violation, the Anoka County Attorney's Office would have the discretion as to whether to enforce that and not the City of Ramsey.

Councilmember Heineman referenced a comment that ongoing challenges were dismissed at the court level and there were no ongoing cases challenging the Governor at that time.

City Attorney Langel commented that there have been a number of cases that have come forward in both state and federal district courts. He commented that it would be difficult to track whether there are ongoing cases.

Councilmember Heineman stated that on March 9th there was an ongoing case against the Governor and the Governor did terminate the portion of the Executive Order related to church capacity. He recalled a comment that precedent has been set by the district court and asked if that is, or was, true at the time.

City Attorney Langel commented that the religious liberty cases are the one area where challenges have been successful throughout the country but has nothing to do with the resolution adopted in March. He commented that there have continued to be cases in court and to his knowledge none of those have been successful to this point.

Councilmember Heineman commented that the resolution passed related to the Executive Order said that no City resources will be used to enforce the Executive Order related to the mask mandate. He stated that resolution helped to provide security to those churches in the community before that court case was settled and therefore believes the resolution was tied to religious freedoms. He commented that district court does not set precedent, which was pointed out to him by multiple people noting that precedent is set by trial, appellate and supreme courts. He stated therefore the

opinion that precedent would be set overruling the resolution would appear to not be well researched.

City Attorney Langel explained that his comment was that there have been cases that used the arguments within the resolution in court and those cases have failed. He confirmed that a district court order is technically not precedent setting but is indicative to an argument. He stated that the point he was making at the Council meeting was simply that a number of different arguments have been made in the state and federal courts, outside of religious liberty, that have failed.

Councilmember Howell commented that a district court ruling does not set precedence and the mandate is of disputed legality and contradictory to other state law. She commented that her issue with the legal advice is that the City does not have a right or obligation to choose sides between a dispute between branches of the government. She commented that there is continued litigation stating that the Governor's Orders are unconstitutional. She stated her position is that the City choosing a side would make it liable for enforcing such action that is later deemed unconstitutional. She asked why the resolution would not protect the City from facing liability.

City Attorney Langel disagreed with the characterization that the Executive Order is of dubious legality. He stated that until such time the Executive Order is overturned by a court, it is considered state law. He stated that these Executive Orders have been challenged multiple times and with the exception of religious liberty challenges, the Orders have been upheld and remain state law. He stated that someone can disagree with it, just like they could disagree with whether a seatbelt has to be worn, but it still remains as law until such time it is overturned. He commented that therefore there is not liability for the City to enforce the law, similar to enforcement of the speed limit. He stated that there is not a conflict the City has to stay out of. He commented that the job and obligation of law enforcement is to enforce the law.

Councilmember Howell commented that there is state statute, 609.735, that requires someone not to wear a mask or cover their face and therefore the Executive Order would conflict with that. She stated in her opinion this would be choosing one law over another to enforce.

City Attorney Langel commented that 609.735 is the mask law which has been challenged a few times and has been overruled in federal court. He stated that the idea of 609.735 is that you are not permitted to conceal your identity and the argument has been that a mask mandate is not meant to conceal one's identity. He stated that Councilmember Howell may have the opinion that there is an issue or conflict but that has not been upheld by a court to this point.

Councilmember Howell commented that the statute exists and therefore enforcing the mask mandate would be in violation of the state statute.

City Attorney Langel commented that the two courts that have looked at this had no hesitation that 609.735 impacts or is relevant to the mask mandate because they go after different things, a health issue and concealing one's identity for a criminal act. He stated that he has no difficulty telling any Council that statute is not a valid basis for telling a police officer not to enforce an Executive Order.

Councilmember Heineman commented that while it is easy to make a comparison to seatbelt wearing, there is no statute stating that you must wear a seatbelt and an Executive Order stating that you must not wear a seatbelt and therefore he does not believe that is an accurate comparison. He stated that this whole thing is about enforcing Executive Orders that are considered unconstitutional. He stated that this resolution states that if an Executive Order infringes on someone's rights, the City is directing its police not to enforce that. He stated that this resolution would protect the rights of a church if capacity were again limited. He stated that there is not a definition of individual rights within the Executive Order and therefore the language referencing transgression of individual rights seems to be a catch all that was included in the instance it needs to be used in the future.

Mayor Kuzma asked the position on the resolution according to state law and whether the City could face liability as a result of this resolution.

City Attorney Langel commented that the resolution cannot change the obligations of law enforcement under state law. Therefore, as long as the law enforcement officers continue to do what they are sworn to do, he would think it would be okay. He stated if that were to change there would be potential for liability. He stated that as he understands it, the police department has continued to do the very little necessary with respect to enforcement of the Executive Order.

Mayor Kuzma asked and received confirmation that Councilmembers Howell and Heineman were comfortable with the responses provided.

Councilmember Musgrove commented that there are conflicts between the Executive Order and state statute, recognizing that the County Attorney has the discretion on whether to prosecute. She stated that if there are issues related to mask wearing, they are often charged with other things, such as trespassing. She referenced the curfew that was issued the previous night and noted that some people received exemptions while others were required to stay home. She recognized that these continue to be difficult matters and people are often charged with other things. She stated that she stands confident in the passing of the resolution.

Mayor Kuzma commented that he did not support the resolution and is disappointed as it puts a burden on businesses to provide enforcement.

7.08: Adopt Resolution #21-098 Approving Abatement of 7111 175th Ave NW (Case of Tracy Phillippi)

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt Resolution #21-098 approving an abatement of 7111 175th Ave NW to remove items in violation of City Code including the fence without a permit, unused construction materials, other refuse items, and vehicles until six vehicles remain on the property. The cost of the work will be assessed to the property taxes of the subject property. He recognized that the property owner would like to address the Council.

Tracy Phillippi, 7111 175th Ave NW, stated that she provided photographs of three other homes on her street that are in worse condition than her home. She stated that her son has cancer, and she

has not had the time or resources to clean up the property. She stated that she is a single mother and with COVID and the cancer treatments she has not had time to clean up her property. She stated that her son is in remission and she will be able to put more effort into her property. She stated that nothing has been done about the other homes on her street that are in worse condition.

Deputy City Administrator Gladhill commented that staff has been attempting to work through this for years and today is the first time he was alerted that there was an issue from the property owner. He stated that the Council could entertain a short extension, such as 30 days, to determine if improvement could be made. He noted that the three other properties mentioned have been entered into the system for follow up.

Councilmember Riley asked if the property owner is requesting an extension.

Ms. Phillippi replied that she wants fair and equal treatment and would appreciate an extension. She stated that there are three houses worse than hers and feels that she is being singled out and picked on.

Mayor Kuzma asked how far back this case goes.

Deputy City Administrator Gladhill replied that when you go back to the case history that involves changes in ownership. He stated that there is strong case history going back to 2019 and there is an understanding that this goes back further but ownership needs be lined up with the previous cases.

Councilmember Riley asked if the Council were to issue a 30-day extension, would the property be cleaned up within that period of time.

Ms. Phillippi replied that the property would be cleaned up, noting that she spoke with ACE Solid Waste today for a dumpster but there are delays because drivers are out due to COVID.

Councilmember Specht commented that the other three properties are being addressed at this time. He stated that he would be comfortable with a 30-day extension, if desired by the resident.

Deputy City Administrator Gladhill commented that staff has been instructed to follow up on those three properties mentioned. He stated that the City does operate on a complaint-based system rather than a proactive approach. He noted that a new Zoning Code Enforcement Officer began with the City this week to provide additional assistance in this area. He confirmed that all the cases are being followed up on and treated equally.

Councilmember Heineman asked when the additional cases were brought to the attention of City staff.

Deputy City Administrator Gladhill commented that this case was noticed to appear on the agenda tonight two weeks ago and the first he heard about the other three properties was this afternoon.

Councilmember Heineman noted that is important as he wants to relieve any ideas that there is selective enforcement. He stated that if the history of violations on this property goes back years and attention was just brought to the other properties today, that would explain why one property could feel singled out.

Motion by Councilmember Specht, seconded by Councilmember Howell, to grant a 30-day extension to allow the property owner to work with City staff and bring the property of 7111 175th Ave NW into compliance.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Specht, Howell, Heineman, Musgrove, Riley, and Woestehoff. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Council Staff Input – Regarding Public Data Request

Councilmember Howell commented that residents would be well informed to know that the Mayor has been actively working behind the scenes to undermine the authority of Councilmembers. She stated that throughout the month of March, Mayor Kuzma was in correspondence with an activist political organization related to comments that she made in response to her disagreement with the City Attorney related to reconciling the constitution and other laws. She stated that in history bad things have happened when people fail to see that, and she provided examples. She stated that an activist organization chose to latch onto one of those examples and use it to propagate their own purposes. She stated that over a series of 10 to 11 days, Mayor Kuzma corresponded with the group and read aloud some of that correspondence. She commented that there is a section of City Code relating to the presiding officer, which would apply to Mayor Kuzma, as well as the obligation of Councilmembers. She provided examples of language from that section of City Code and stated that Mayor Kuzma invited members of the public to disparage her in front of the public. She commented that she never made a comparison to the suffering of the Japanese people and the mask mandate. She commented that she did disagree with the City Attorney when he said that there is not a reconciling and she provided examples in history. She stated that we've left off the fact that she also mentioned women's suffrage, that her statement was taken completely out of context and that this has been completely inappropriate. She commented that she will never be pressured to not uphold the constitution or say what she thinks is right. She stated that she will not ask Mayor Kuzma to apologize because this is clearly what he thinks.

Councilmember Heineman pointed out that following the articles written about the City, Mayor Kuzma showed disappointment that the resolution was at fault for putting the City in the spotlight. He commented that after reading this, Mayor Kuzma asked activist groups, or organizations, to come to the City and berate a fellow member of the City Council and put further attention of the City. He referenced the comment in Mayor Kuzma's email that he wanted to censure Councilmember Howell and noted that either you do or do not; either you censure someone based on what is right or you do not and not base it on whether you think it would pass. He stated that he did not write the resolution based on whether it would pass but based on what he believes. He stated that if Mayor Kuzma feels it is appropriate to censure someone, he should bring that forward based on his belief and not whether it would pass.

Mayor Kuzma commented that he received communication from the JCL related to the comments of Councilmember Howell and he believed she made hurtful comments. He stated it was frustrating that Councilmember Howell stated that she would not apologize, and he believed the comments were hurtful.

Councilmember Howell commented that she never made a comparison and recommended that instead of reading the newspapers, Mayor Kuzma should watch the recording of the meeting again.

Councilmember Musgrove commented that she was very disappointed to read these comments. She stated that everyone on the Council has been elected by residents to represent them. She recognized that the Council will not agree on every issue and needs to treat everyone with respect. She stated that members of the Council will disagree as they represent residents that they speak with and give them direction, and no one should be slandered in this manner behind the scenes because of their vote. She referenced the comment that Councilmember Howell has some growing up to do and asked if that is because she does not agree with Mayor Kuzma's opinion. She stated that people have the right to have different opinions and the Council needs to treat each other with respect. She stated that the Council has been elected to represent the residents and not discourage and demean each other because they disagree. She recognized that this was difficult for Councilmember Howell to bring forward but believed it is necessary for the residents to see this information.

Councilmember Howell asked if staff could explain to Mayor Kuzma what the expectations are if he chooses to be in the role of presiding officer and invites guests in the community based on City Code.

City Attorney Langel commented that his answer would be brief in that Section 2-50 concerns Council conduct during Council meetings. He stated that to his knowledge there is nothing in the Code that would address decorum outside the Council meeting, noting that he is not taking a position on whether this was right, wrong, or otherwise.

Councilmember Howell referenced Section E, F, and G and whether those would apply to the public and whether the presiding officer would have the responsibility to enforce that. She stated that the individuals that spoke at the last meeting tried to tie her to murders that occurred in Atlanta, Georgia and to fetishizing Asian women. She stated that Mayor Kuzma put no stop to the disparagement of her character by two individuals at that meeting.

City Attorney Langel stated that she is asking him to be judge and jury on what occurred at that meeting. He stated that he understands how Councilmember Howell is characterizing what occurred at that meeting and explained that the meeting is not that fresh in his mind and he cannot say whether there was a violation of a rule of decorum or Mayor Kuzma's role as presiding officer. He stated that certainly section 2-50 applies during that scenario.

Councilmember Howell stated that her question was whether it would be the role of a presiding officer, during the meeting, to put an end to such abusive comments if they were to occur.

City Attorney Langel commented that if abusive comments occur by a member of the public against a Councilmember that would be the role of the presiding officer.

City Administrator Ulrich commented that if there is abuse going on it would be the role of the presiding officer, but the other members of the Council can also bring that to light if there is abuse and even overrule a presiding officer. He recognized that comments can be taken in different ways. He stated that there is an expectation that people conduct themselves in a respectful manner.

Councilmember Howell noted that both City Administrator Ulrich and City Attorney Langel were present at the meeting and aware of City Code and also allowed the disparagement to occur. She asked how they would answer for not making the Mayor stay on task when such behavior was occurring, as she believes it was their obligation to step in.

City Attorney Langel commented that it is not his job to become the super presider of the meeting as he is not elected and is the City Attorney. He stated that if there were violence perhaps, he would look to the law enforcement officer, but he does not tell the presiding officer how to run the meeting unless they are doing, or about to do, something illegal.

City Administrator Ulrich commented that he would defer to the comments he just made. He noted that people interpret comments in different ways. He stated that the organization was respectful in its comments and comments throughout the night were disparaging, depending upon someone's viewpoint. He stated that there were not direct personal attacks and people were voicing their first amendment rights to voice their opinions.

Councilmember Howell recommended that the meeting video be revisited as she was personally disparaged. She stated that she would not be censuring Mayor Kuzma, although she believes he is deserving of such action, but believed that he should revisit his role of Mayor and obligations to the Council and community.

Mayor Kuzma asked if there is other staff input.

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Riley, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:27 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org <http://www.qctv.org>. Recordings are available for 36 months after the date of the meeting.

CITY COUNCIL SPECIAL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Special Work Session on Tuesday, April 20, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Ryan Heineman
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Kurtis Ulrich
Public Works Superintendent Grant Riemer
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby
Administrative Services Director Colleen Lasher
City Attorney Joe Langel
Utilities Supervisor John Nelson

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 6:39 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Water Treatment Plant Schedule and Construction Method

Utilities Supervisor Nelson reviewed the staff report.

Mayor Kuzma asked if RJM would be used as the construction manager.

Public Works Superintendent Riemer replied that is the construction manager for the public works facility. He stated that for the water treatment plant, staff would propose to use the design bid model because the inside of the water treatment plant is very complex.

Councilmember Howell asked, in the design bid build model, would those engineering firms be more specialized to this industry.

Utilities Supervisor Nelson confirmed that to be true.

Councilmember Howell asked if there are fewer firms that specialize in that area.

City Engineer Westby replied that the design bid model is the standard model the City uses. He replied that there are at least a dozen firms that specialize in this area.

Councilmember Riley asked for clarification, if there are a dozen firms that specialize in water treatment facilities.

City Engineer Westby confirmed that there are at least a dozen firms that would have all the specialties inhouse to design the different elements of a water treatment plant.

Councilmember Heineman asked if there are typically cost savings when a project is brought inhouse to one firm or whether there would be cost savings to bidding different elements to different firms.

City Engineer Westby replied that in theory it should be a more cost-effective process to use one firm, as the people working on the different elements would know each other and could easily communicate with each other.

City Administrator Ulrich stated that this will come back to the Council again to select contractors.

2.02: Review Past Charter Proposals Concerning City Elections

City Administrator Ulrich reviewed the staff report.

City Attorney Langel commented that the Charter Commission has been working on this for quite some time. He provided additional details on the conflicts with elections within the existing Charter language and State Statute and the difficulties it provided for staff. He stated that the information was presented to the Charter Commission in depth in 2019, it moved forward to the City Council but there was not support to adopt the changes. He stated that the first category for the changes is related to primary elections and provided additional background on the elements that were considered to determine how much benefit is provided in Ramsey from primaries versus the cost and staff time necessary. He stated that the Charter Commission recommended to eliminate the primaries. He stated that the other option out for discussion was to eliminate primaries except for those occurring for general elections as those would align with State primaries. He stated that a unanimous vote is required and not all members of the Council at that time supported that concept, therefore the amendment process stopped.

Mayor Kuzma asked the process that would be followed if there were multiple people running and there was not a primary.

City Attorney Langel replied that multiple people would then be on the ballot and the person with the most votes would win.

Councilmember Heineman asked and received confirmation that there would not be an issue with runoffs.

Councilmember Musgrove commented that she likes the idea of having a primary if there are other elections going on. She was unsure that a primary would be needed for a special election for a vacant position.

City Attorney Langel agreed that it causes additional problems to have primaries for special elections because of the timing and specific dates allowed for special elections.

Councilmember Heineman asked if eliminating primaries for special elections would allow for someone to be elected as soon as possible.

City Attorney Langel confirmed that would allow the position to be filled more quickly as it would eliminate that additional primary process.

Councilmember Heineman stated that he would support eliminating primaries outside of a regular general election.

Councilmember Howell asked if there could then be three to five or more candidates for a special election.

City Attorney Langel confirmed that a special election could have any number of candidates if there is not a primary.

Councilmember Howell commented that she would perhaps favor a primary.

Mayor Kuzma stated that he was opposed to this in 2019 and remains opposed. He believed that a primary serves a purpose in finding out additional information on candidates. He stated that if there are five or more candidates it would be difficult to have useful information to base a decision off. He stated that he would favor continuing with the existing process.

City Attorney Langel advised that if there is not support for the changes related to primaries, the Council could choose to update the Charter to at minimum match the State Statute languages where it is outdated and conflicting. He provided details on another option the City could pursue to fill vacancies. He stated that State Statute would allow for the Council to appoint someone to a vacant seat when there is less than two years on a term. He noted that the Charter Commission reviewed that option and suggested that appointments be allowed when there is less than one year on a vacant seat term.

Councilmember Riley commented that the City has had a problem for a number of years which has resulted in an open seat almost consistently for the past five years because of the City rules for special elections. He believed that primaries are not necessary as there are other government positions that have multiple candidates to vote for. He stated that when he vacated his seat, he aligned that with the seat vacation falling under a regular cycle. He asked if the language could be written in a manner that would eliminate special elections, allow appointment, and instead have an election on the next State held election day.

City Attorney Langel confirmed that aligns with option four and reviewed those details. He noted that a special election could still occur, it would simply align with November.

Councilmember Riley confirmed that he would prefer that option.

Councilmember Specht commented that he believes that a primary provides value. He stated that allowing the Council to appoint someone would seem to be a conflict and commented that person would have an unfair advantage because their name would be out there already ahead of the election.

Councilmember Woestehoff stated that he would believe there should either be primaries for everyone or primaries for no one. He stated that he would be interested in additional information related to runoffs. He stated that he is torn on the idea of appointments. He stated that in a perfect world an appointment would be unanimous. He stated that it would also make him nervous for the Council to make an appointment rather than the residents electing that person.

Councilmember Howell agreed with Councilmember Specht that the election process is important and would not want to appoint members.

Councilmember Musgrove commented that the Charter Commission also discussed the cost for special elections. She recognized that there are a number of inconsistencies between the Charter language and State Statute which has caused additional staff time and resources. She stated that it does not appear the Council is unanimous on these issues. She stated that perhaps the discussion should focus on the inconsistencies rather than primaries and special elections.

City Attorney Langel confirmed that the original intent of the update was to simply and clarify the language to be consistent with State law without changing the existing process. He confirmed that could be done without adding the primary and special election processes.

City Administrator Ulrich confirmed consensus that there is not unanimous agreement related to primaries and special elections and therefore this could be brought forward as more of a housekeeping item to address the inconsistencies with State law. He provided additional details on the lengthy process for special elections with primaries.

City Attorney Langel commented that the City could approach the legislature to request additional dates for special elections, but he was unsure how receptive the legislature would be to that idea.

Mayor Kuzma commented that Ramsey is fortunate to have seven members and a full Council at this time. He stated that it appears the consensus at this time would be to clean up the language to be more in line with State Statute.

Councilmember Heineman commented that he would not support a runoff option as that would cause more confusion and time.

Councilmember Musgrove agreed that would add more time for staff and cost for the City to continuously run elections.

City Administrator Ulrich stated that another option would be to place this on the ballot and let residents decide.

3. ADJOURNMENT

The Work Session of the City Council was adjourned at 7:30 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 4.**

Meeting Date: 04/27/2021
Submitted For: Sean Sullivan, Community Development
By: Wendy Schlueter, Community Development

Information

Title

Approve Business Licenses

Purpose/Background:

Purpose:
To obtain City Council approval of various license requests.

Background:
Certain businesses in the City of Ramsey are required to apply for a business license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC, may also be included in this approval. Those new license requests and/or renewals are attached for City Council approval.

Recommendation:

Staff recommends approval of business license applications contingent upon completion of background checks.

Action:

Motion to approve the attached business license applications contingent upon completion of background checks.

Attachments

Business Licenses

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	04/21/2021 02:35 PM
Tim Gladhill	Tim Gladhill	04/22/2021 08:00 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:30 PM
Form Started By: Wendy Schlueter		Started On: 04/09/2021 11:26 AM
Final Approval Date: 04/22/2021		

Report Name: License Report - License Types
Council Dates: 4/27/2021 to 4/27/2021
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Multi-Family Rental, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Special Events						
Cars for Neighbors Inc	Joseph Robert McKenzie	6141 Highway 10 NW	JR's Outpost	6/6/2021	4/27/2021	A
					Special Events License Count:	**1**
Transient Merchant/Peddler/Solicitor						
Smokin J's BBQ	John Barber	17216 Sodium St NW	Smokin Js BBQ	12/31/2021	4/27/2021	A
					Transient Merchant/Peddler/Solicitor License Count:	**1**
					Total Licenses:	**2**

CC Regular Session **5. 5.**

Meeting Date: 04/27/2021

By: JoAnn Shaw, Community Development

Information

Title

Approve Rental Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve rental license requests for 2021.

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplexes, etc.) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of City Code).

Multi-Family Units (apartments, condos, etc.) are subject to the license and inspection program as required by code.

License application requests are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve rental license applications.

Attachments

Rental License Applications

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:12 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:39 PM
Form Started By: JoAnn Shaw		Started On: 04/14/2021 02:52 PM
Final Approval Date: 04/22/2021		

Report Name: License Report - License Types
Council Dates: 4/27/2021 to 4/27/2021
Status: Active, Inactive
License Type(s): Multi-Family Rental, Rental

City of Ramsey
License Report - License Types

Printed: 4/21/2021

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
HPA US1, LLC		6117 146th Ave NW		5/8/2024	4/27/2021	A

Rental License Count: 1

Total Licenses: 1

CC Regular Session **5. 6.**

Meeting Date: 04/27/2021

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards, Commissions, and Committee Meeting Minutes:

- Public Works Committee Meeting Minutes Dated February 16, 2021
- Planning Commission Meeting Minutes Dated March 4, 2021
- Economic Development Authority Meeting Minutes Dated March 11, 2021
- Park and Recreation Commission Meeting Minutes Dated March 11, 2021
- Environmental Policy Board Meeting Minutes Dated March 15, 2021

Purpose/Background:

N/A

Recommendation:

N/A

Action:

N/A

Attachments

Public Works 2 16 21 Minutes

Planning 03 04 21

EDA 03 11 21

Park 03 11 21

EPB 03 15 21

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:39 PM
Form Started By: JoAnn Shaw		Started On: 04/14/2021 02:51 PM
Final Approval Date: 04/22/2021		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, February 16, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Deputy City Administrator Tim Gladhill
Fire Chief Matt Kohner
Police Chief Jeff Katers

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:36 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Deputy City Administrator Gladhill noted that they are still waiting for the applicant to arrive related to Item 5.01. He suggested the group delay that item and move up Item 6.01 to give the applicant additional time to arrive for the discussion.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to approve the agenda, as amended.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Woestehoff and Musgrove. Voting No: None.

4. APPROVE MINUTES

4.01: Approve January 19, 2021, Meeting Minutes

City Engineer Westby noted that staff made a few corrections to the minutes from the version that was first published with the agenda and republished the corrected version prior to the meeting.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to approve the following minutes:

Regular Meeting Minutes dated January 19, 2021

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Musgrove and Woestehoff. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on current and proposed City projects.

Councilmember Musgrove asked the timeframe on the well casing grant.

City Engineer Westby replied that the City was just awarded that grant agreement and has through the summer to get the work done. He stated that the well driller is working on the plans now and intends to begin work in March and anticipates being done in May, weather dependent.

City Engineer Westby provided an update on current and proposed County and MnDOT improvement projects and studies, and other items of interest to the Committee.

Chairperson Riley asked when 167th is going to be repaired.

City Engineer Westby believed that is scheduled for 2023.

Chairperson Riley stated that is the road he receives the most complaints about.

City Engineer Westby confirmed that staff also receives complaints on that roadway.

Councilmember Musgrove asked if roads move up in order because of changing conditions.

City Engineer Westby confirmed that staff reviews the CIP each year to determine if projects should be moved based on updated road ratings and funding sources.

Chairperson Riley asked if 167th is an MSA road.

City Engineer Westby confirmed that to be true.

5. COMMITTEE BUSINESS

5.01: Consider Street Names for Riverstone South Addition

Deputy City Administrator Gladhill reviewed the staff report.

Police Chief Katers stated that within City Code both major and minor plats recognize the naming of streets following County grids. He stated that the naming grid goes throughout the County, using the example of different cities that use birds or trees. He stated that there have been approved changes in the past but in this case, these roads match roads in existence today. He explained that it is very important for public safety response to be able to use the grid, noting that he knows how to get to a home without looking at a map based on the address. He stated that he does not mind adaptations if there is a public benefit, but he does not see that to be the case in this request.

Fire Chief Kohner echoed the comment that consistency is very important in public safety. He stated that when deviations are made, it creates a larger learning curve and does not benefit the City. He noted that there are a number of residents on these streets already and therefore it is important to keep those roads running north and south following the Anoka County grid.

Tom Bakritges, Capstone Homes, stated that they view this as common sense and are aware of the grid naming system. He stated that they are requesting to replace unicorn with umbrellabird. He noted that unicorn is not an animal and is horrible for marketing. He stated that umbrellabird is a unique name that is also an actual animal and therefore follows the grid naming system. He stated that the second request is made in order to honor the Pearson family on the property. He stated that from the beginning they have said they would like to use Pearson as a street name, whether that is parkway, drive, or street. He stated that most cities are flexible as long as the north/south and east/west pattern is followed.

Chairperson Riley confirmed agreement on the other three street names of Quintana, Rabbit and Tiger.

Councilmember Musgrove asked the thought process behind changing names in Riverstone North.

Chairperson Riley explained that the County planned the street name as sloth, but the applicant and City agreed to replace that with snowy owl.

Councilmember Musgrove stated that change would then replace the mammal with a bird. She asked if the applicant is open to other U names. She stated that she is not a fan of unicorn but would like to stay in the mammal theme.

Councilmember Woestehoff stated that he does not have a problem with unicorn and also did not have a problem with sloth. He stated that he understands the goal of Pearson Parkway but could not support that as it does not match the alphabet pattern. He stated that he lives in the mineral section of roads on Uranimite and noted that uranimite is not actually a word outside of the street name. He stated that he supports the City recommendations because of the public safety reasoning.

Chairperson Riley stated that there is already a snowy owl and would prefer to keep that. He stated that perhaps Pearson Parkway could be moved to the U road placement as a compromise.

Councilmember Woestehoff noted that Unicorn Street already exists in Ramsey with addresses on it.

Councilmember Musgrove commented that she believes that staff will be able to adapt and find the address based on street name. She stated that she does like the idea to change unicorn to Pearson and keep snowy owl, and stated these street names would be uniform with Bowers Drive based on the fact that Bowers is not on the street name grid, and neither are Pearson or Snowy Owl, and the names follow no order.

Councilmember Specht asked and received confirmation that there are addresses in existence on unicorn. He recognized that could be difficult for marketing and stated that he would like to honor the Pearson name and believes this to be a good compromise.

Mr. Bakritges confirmed that they would also support changing unicorn to Pearson and keeping snowy owl.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend that the City Council adopt the following street names for Riverstone South: Quintana, Rabbit, Snowy Owl, Tiger, and Pearson.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Musgrove and Woestehoff. Voting No: None.

6. COMMITTEE / STAFF INPUT (Continued)

6.02: Review Future Topics Calendar

Chairperson Riley welcomed input on the calendar.

City Engineer Westby stated that staff is trying in earnest to knock some items off the list and will continue to do so as quickly as they can.

7. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:09 p.m.

Respectfully submitted,



Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 4, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill Police Chief Jeff Katers City Council Liaison Debra Musgrove City Councilmember Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Gengler, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner VanScoy	aye

Chairperson Bauer aye
Motion carried.

5. CONSENT AGENDA

5.01: Approve the February 4, 2021 Planning Commission Meeting Minutes
5.02: Approve the February 11, 2021 Planning Commission Work Session Minutes

Motion by Commissioner Gengler, seconded by Commissioner Peters, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Anderson aye
Commissioner Gengler aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Resolution #21-058 Approving Variance for Deviation from Street Name Grid for Riverstone South; Case of Capstone Homes, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that the City's Public Works and Public Safety teams are not supportive of the requested deviation for public safety reason; however, the Public Works Committee has recommended moving away from Unicorn Street and allowing one deviation from the standard grid as they feel Unicorn Street may be difficult to market.

Commissioner VanScoy commented that he appreciates the attempt to honor the Pearson name and asked if there had been consideration to name the park after the Pearson family.

Senior Planner McGuire Brigl commented that the City already has a Pearson Park in another area of Ramsey.

Citizen Input

Tom Bakritges, Capstone Homes, commented that he provided a more comprehensive presentation to the City Council and Public Works Committee. He stated that the Pearson family has been at the homestead property for 75 years and therefore they would like to honor the family with one of the street names. He noted that Pearson Place and Pearson Park have already been named after the family on other property they owned that has been developed. He commented that unicorn is not a good name in terms of marketing homes and Capstone does not feel that would be a good fit for the neighborhood. He asked that the Commission approve of the request.

Commissioner VanScoy commented that there is already a Unicorn Street in Ramsey and it is part of the County grid. He asked why it is a bad name in the opinion of Capstone.

Mr. Bakritges commented that a unicorn is a mythical figure and not a real animal, therefore it does not technically fit within the grid. He stated that some people do not like those types of names for their street, noting that the City approved a change from Sloth Street to Snowy Owl Street in Riverstone North.

Chairperson Bauer stated that he lives in Riverstone North on Quintana and asked what type of animal that is.

Mr. Bakritges stated that he is not sure of how that name came to be.

Deputy City Administrator Gladhill commented that Quintana is not an animal and came about in a similar discussion on the street name. He stated that the Public Works Committee did make this recommendation for the compromise on street naming.

Police Chief Katers commented that public safety and public works provided input at the Public Works Committee noting that police and fire oppose changes to the street name grid as it follows the County grid. He noted that the County grid ensures that public safety can easily respond to calls for service within their own community and in situations of mutual aid as all the communities follow the County grid. He stated that there are 18 addresses on the north end of Ramsey that are on Unicorn Street already. He noted that public safety wants to remain with the logical naming system and therefore oppose deviation from the naming system. He commented that in times of emergency when GPS service is not available, public safety would be able to respond within their own community and neighboring communities based on the County grid system. He stated that public safety also opposed the changes requested by the applicant for Riverstone North in 2017, which were ultimately approved by the City. He asked that the Commission follow the grid system for street names.

Commissioner VanScoy referenced the comment from Police Chief Katers that public works opposes the change, but the case stated that the Public Works Committee supports the change and asked for clarification.

Deputy City Administrator Gladhill commented that the Public Works Committee is composed of three City Council members. He noted that meeting of the Public Works Committee was the same night as a special City Council workshop meeting, therefore all six members of the Council as well as the Councilmember Elect were present and there were no comments of opposition.

Councilmember Musgrove commented that after discussion, the Committee supported this compromise to border the development with Pearson Street, similar to the Bowers Drive border on the other side of the development with the other roads inside of the development following the naming grid. She stated that the Committee felt that this was a good compromise to honor the Pearson family and follow the naming grid in the remainder of the development.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to close the public hearing.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:22 p.m.

Commission Business

Commissioner VanScoy commented that he has been concerned that other factors have been placed over the opinion of public safety in previous considerations. He commented that a marketing concern versus a safety concern does not seem to pose question, noting that public safety should rank above marketing.

Commissioner Peters agreed that public safety should rank above marketing.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to deny the variance requesting deviation from City Code street name grid requirements for Riverstone South.

Further discussion

Senior Planner McGuire Brigl commented that if the variance is denied there is a process of which the applicant can appeal the decision to the City Council.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Chairperson Bauer	aye

Motion carried.

Deputy City Administrator Gladhill commented that the record should reflect that the denial was based on the decision that the public safety element outweighs a marketing concern for the street name.

6.02: Public Hearing: Review Resolution #21-055 Approving Java Properties Concept Plan (Project 21-105)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:25 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating staff recommends approval of the site plan as drafted in the proposed resolution.

Chairperson Bauer noted that the Commission did review this at its February worksession.

Citizen Input

Mark Crow, Java Companies, commented that staff has been great to work with and all the recommendations thus far have been reasonable. He stated that they would like to begin construction this summer and they are excited to become a part of the community.

Commissioner Gengler referenced a previous comment made by the Commission about adding a bike rack to the property and asked for input.

Mr. Crow stated that they will be adding the bike rack component when updating the plans before this moves forward to the City Council.

Motion by Commissioner Peters, seconded by Commissioner Anderson, to close the public hearing.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:30 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-055 Approving the Site Plan and CUP for Java Properties.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

6.03: Public Hearing: Consider Resolution #21-008 for Site Plan and Final Plat for GiGi's Salon and Spa (Project #20-140)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:32 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff is supportive of the project and recommends approval of Resolution #21-008.

Chairperson Bauer recalled that there was previous discussion that the building did not run parallel to Sunwood Drive but was instead parallel to the buildings to the east.

Senior Planner McGuire Brigl confirmed that the application would like to more align the building with Veterans Drive because of the trapezoidal shape of the property. She noted that the building is within the built to setback line of the COR area, closer to Sunwood than the daycare center.

Chairperson Bauer noted that the Commission previously reviewed a request for a hotel for the property between the salon and daycare and asked how that property aligned.

Senior Planner McGuire Brigl commented that the proposed hotel would run parallel to the salon and daycare, noting that the applicants worked together to ensure alignment would be gained and shared parking could be provided.

Commissioner VanScoy commented that he understands the rational with not directly aligning with Sunwood, although he would have preferred that. He stated that in reviewing the floorplan,

the COR framework states that the front of the building should be at Sunwood, but it does not appear that is the front.

Senior Planner McGuire Brigl commented that similar to the other properties along Sunwood, the façade along Sunwood is more of a faux façade with parking and the main entrance along the auxiliary street. She stated that has become the common practice as long as the design standards can be met for the Sunwood facing side. She commented that it would be consistent with the surrounding uses.

Chairperson Bauer noted that there was a similar discussion with the daycare center, to have the Sunwood side not have the appearance of the back of the building, while allowing the entrance off the other side of the building.

Commissioner VanScoy commented that the other businesses still have an entrance on the Sunwood side whereas this would not have that entrance. He stated that this is a corner lot and therefore in the framework it states that it should be situated in the corner of the lot. He was unsure that this building would fit within that build to zone.

Chairperson Bauer noted that there are two doors on the north elevation which would face Sunwood.

Senior Planner McGuire Brigl confirmed that one of the doors is for the staff patio and the other would be an exit door.

Commissioner VanScoy stated that there will be parking along Zeolite and confirmed that bushes and trees would be used for screening. He commented that there would be some potential issues with equipment screening but believed that was covered within the project documents. He asked for details on the structure shown in the northeast corner.

Senior Planner McGuire Brigl commented that is the fenced in area.

Commissioner VanScoy commented that it appears in the floorplan there would be a hot tub in that area. He was unsure that wood fencing would be allowed.

Senior Planner McGuire Brigl commented that staff discussed whether alternate materials would be more appropriate for the fencing.

Commissioner Anderson asked where the wellhead is located relative to the property.

Senior Planner McGuire Brigl identified the well, which is on the adjacent property that will remain an outlot.

Citizen Input

Curt Strandland, Classic Construction, spoke on behalf of the applicant. He referenced the doors on the north elevation noting that one door would exit to the patio. He stated that they would be

open to different types of fencing for the hot tub area but did not believe wrought iron would provide adequate fencing but would be open to other materials. He noted that the cedar fencing would match the proposed pergola. He stated that they have worked with staff to meet the requirements of the COR but are open to other suggestions from the Commission.

Commissioner VanScoy commented that there are two doors on the north side, noting that the other door appears to go to a mechanical room.

Mr. Strandland confirmed that the mechanical room door would not be used for access. He confirmed that the second door on the north would be used for staff to reach the patio area.

Commissioner VanScoy commented that there appear to be four egress doors on the plan and received confirmation. He asked and received confirmation that the staff patio would not be fenced.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to close the public hearing.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:51 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #21-008 Approving the Site Plan and Final Plat for GiGi's Salon and Spa.

Further discussion

Commissioner VanScoy noted on page 52 of the amended COR framework it states that the main entrance of each principal building must face the street. He stated that the Commission has been working around that with the intent to have an entrance on Sunwood. He noted that this would not be an entrance. He understood that the main entrance ends up being where people park. He noted that he would be opposing this request based on that factor. He believed that the Commission should review the COR framework as the applications continue to get further from that intent.

Chairperson Bauer commented that the intent of that language is to provide walkability within the COR. He noted that thus far there has been a focus more on automobile access and perhaps that is something that needs to be revisited as to whether the intent is to focus on pedestrian or vehicle access. He agreed that there should be continued discussion on the vision for the COR.

Commissioner Anderson stated that he understands and agrees with those comments but noted that this is a unique lot in that there is no parking on Zeolite or Veterans Drive and therefore the only option for parking is within the parking lot. He noted that it would be hard for this property to meet that intent of the framework.

Commissioner VanScoy commented that he understands the change in nature and the unique character of the lot but believes that the Commission needs to review the framework in order to make better decisions on current conditions. He stated that other businesses have a customer entrance on Sunwood. He stated that he reviewed the floorplan in detail and commented that this is an interesting and exciting concept that he would like to see be successful. He believed that it could work as proposed and believed the issue of street edging has been addressed. He noted that his vote in opposition will be strictly based on the verbiage of the COR framework.

Deputy City Administrator Gladhill commented that the COR framework was intended to be flexible. He stated that flexibility has been shown on other properties within the COR such as Casey's and Allina. He stated that the walkable feel of the COR will take some time. He noted that the building is proposed to the build to line with a door off Sunwood, although this user will not be using that door for access. He noted that the COR framework was intended to be flexible in order to allow for more creative projects that come forward.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion carried.

6.04: Public Hearing: Consider Resolution #21-054 Approving an Interim Use Permit for an Accessory Structure for the Church of St. Katharine Drexel

Public Hearing

Chairperson Bauer stated that he and Commissioner VanScoy do not have financial interest in the church but are very involved, noting that he signed the application on behalf of the church. He noted that he and Commissioner VanScoy will not be participating in this discussion as members of the Commission but instead as representatives of the applicant.

Acting Chairperson Anderson called the public hearing to order at 8:02 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of Resolution #21-054 for an Interim Use Permit for a storage building on the subject property.

Citizen Input

Randy Bauer, Saint Katherine Drexel, commented that the church is experiencing problems with having sufficient storage space. He noted that this building would be used for lawn maintenance and storage of items that are used for seasonal decoration. He stated that the storage space would be larger than the current need but is being built to sustain the future needs. He noted that once the primary building is constructed the accessory building would not require an Interim Use Permit. He noted that the church hopes to begin construction in the next few years but that would be dependent on the capital campaign. He noted that the City has sometimes linked an IUP to an event rather than a timeframe. He stated that he would prefer the IUP be linked to the construction of the primary building rather than placing a five-year period on the permit. He stated that they provided some sketches as to where the primary building could be located but noted that could shift as they are currently working with the City on its desire for land to expand Central Park as well as a residential developer that is interested in purchasing some of the land.

Gary VanScoy, representing the applicant, commented that they do have a concept for the building and are working to gain the funds necessary. He stated that they are running out of room for storage at this time.

Acting Chairperson Anderson referenced the comment that the applicant would prefer to link the IUP to the construction of the building rather than five years. He noted that IUPs are typically provided for five years, noting that if that is not sufficient the applicant could request an extension as mentioned by staff.

Mr. Bauer noted that some IUPs along Highway 10 have been linked to specific events, such as interchange construction. He stated that they would prefer that the IUP be linked to the construction of the primary building as once that building is constructed the IUP would no longer be needed.

Acting Chairperson Anderson noted that if there is not a timeline, the IUP could then run indefinitely.

Mr. Bauer stated that the accessory building will continue to be needed and is the first step in progressing forward.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to close the public hearing.

A roll call vote was performed:

Commissioner Peters aye

Commissioner Gengler aye
Acting Chairperson Anderson aye

Motion carried.

Acting Chairperson Anderson closed the public hearing closed at 8:12 p.m.

Commission Business

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-054 Approving an Interim Use Permit for an Accessory Structure on the subject property for a term of five years.

Further discussion

Councilmember Musgrove asked for details on the foundation for the accessory building.

Mr. Bauer replied that there would be a cement slab.

Councilmember Musgrove commented that she would like the five-year period for the IUP, recognizing that an extension could be granted, or perhaps additional storage space would be needed.

Mr. Bauer commented that the accessory structure is being built to fit future needs, therefore a larger size will not be needed. He noted that the draft resolution states a period of two years and asked for clarification on the desired length.

Commissioner Peters stated that his intention was to allow a five-year time period.

Commissioner Gengler confirmed that she would support five years.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Gengler aye
Acting Chairperson Anderson aye

Motion carried.

Chairperson Bauer and Commissioner VanScoy rejoined the meeting as Commission members.

7. COMMISSION BUSINESS

7.01: Review Sketch Plan for Trott Brook Property, Makowsky Addition, Case of the Excelsior Group (Project 20-103)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends that the Planning Commission direct the applicant to move forward with developing a formal preliminary plat, compliant with all City Code standards. The review by staff outlines minor adjustments to the plan that shall be required in order to achieve full compliance with Zoning Code. The overall project complies with the Zoning Code.

Commission Business

Commissioner Gengler asked for input on the accesses that would be provided into the development, noting there appear to be two entrances on 173rd and one on Variolite.

Senior Planner McGuire Brigl commented that there is one proposed entrance from Nowthen onto 173rd, which is currently a dirt driveway that would be upgraded to a public road. She stated that there would be one entrance off Variolite. She stated that improvements would likely be necessary on Nowthen Boulevard, such as a turn lane, to support this development.

Commissioner VanScoy asked if there would be a conservation easement as part of this development.

Senior Planner McGuire Brigl commented that staff learned that conservation easements are extremely difficult to enforce, therefore required buffer would be taken through outlot or the City would take fee title of.

Deputy City Administrator Gladhill stated that the discussion has not reached that level yet, noting that it would depend upon whether the development would have an HOA that maintains ownership of outlots, or whether the City would take ownership of the outlots.

Councilmember Musgrove referenced the potential number of lots that may not meet the minimum size standards and asked if that could change the layout and ultimate number of lots.

Senior Planner McGuire Brigl replied that staff flagged some lots that will need to be double checked in terms of size. She stated that the wetland delineation has the most potential to change the ultimate number of lots because of required buffers. She stated that perhaps five to ten lots could be lost if this moves forward.

Ben Schmidt, Excelsior Group, commented that they have been working on this for over one year and they believe they can move forward meeting all the minimum requirements. He recognized that this is high level but believed that they would be able to provide the minimum lot sizes. He agreed that the wetland delineation would be the factor that could impact the ultimate number of lots. He believed that this would be a great project for the City, and they are excited about the new park area that would be brought to the northern area of Ramsey.

Commissioner VanScoy commented that he noticed a lot of ponds and asked if those are wetlands or whether those would be created.

Mr. Schmidt replied that those would be infiltration basins to be used for stormwater management.

Commissioner Anderson commented that he plows snow for the City and cul-de-sacs take about 15 minutes each to plow. He noted that this sketch has nine cul-de-sacs which would equate to a few hours of plowing just for this development. He stated that the City would then most likely have to hire another staff member to plow and additional equipment would be needed. He asked if some of the cul-de-sacs could be eliminated.

Mr. Schmidt recognized that cul-de-sacs are not desired by public works. He stated that he is sensitive to that but noted that from a marketing standpoint, people like to live on cul-de-sacs because it slows traffic and increases safety. He stated that there could be a negotiation but felt that the value of the homes could create a tax base that would help to offset the additional public works time. He noted that they would be willing to work with staff on that detail.

Senior Planner McGuire Brigl stated that she presented the sketch plan to the Public Works Director, who agreed that cul-de-sacs require additional time but believed that some planning could assist in offsetting that time. She stated that the driveway locations will be run by public works during each phase in attempt to make it easier for plows.

Commissioner Anderson commented that typically the smaller trucks do cul-de-sacs, and the larger trucks do the main road. He commented that public works and public safety vehicles should continue to be a part of the cul-de-sac discussion.

Kim Ksaloka asked when buffer zones between the proposed development and existing properties would be discussed.

Senior Planner McGuire Brigl commented that staff noted that the density transitioning would be required at a level two, which would be a 35-foot berm or 45-foot planted buffer. She stated that buffer would be required against the existing rural lots.

Commissioner VanScoy commented that he likes the proposal and noted that the applicant has done a great job reacting to previous input. He noted that this is a much more preferable design to the original sketch plan.

Chairperson Bauer noted that in previous review the Commission was comfortable with some smaller interior lots but recognized that the Council did not support those lot sizes.

Councilmember Musgrove confirmed that this submission is more in line with the previous direction from the City Council. She recognized that she has not yet seen much community input on the new design.

Chairperson Bauer noted that this seems on track with the desire of the developer and the previous direction from the City Council.

Senior Planner McGuire Brigl confirmed the consensus of the Commission to direct the applicant to move forward towards preliminary plat. She noted that this will go forward to the City Council on the March 23rd agenda.

Councilmember Musgrove asked if the description for parcel B is accurate in the letter submitted.

Deputy City Administrator Gladhill commented that it is very common to have this type of description in a metes and bounds division therefore this is accurate.

8. COMMISSION / STAFF INPUT

Chairperson Bauer noted that he and Commissioner VanScoy have conflicts with the April meeting date and suggested postponing that meeting by one week.

Councilmember Musgrove noted that the Park and Recreation Commission meets on that night. She suggested moving to the third Thursday.

Chairperson Bauer noted that he and Commissioner VanScoy have a conflict with that date as well. It was confirmed that the Planning Commission meeting for April would be held the second Thursday in April. He noted that some members of the Commission attended a City Council worksession where a pause on multifamily housing development was discussed for City owned property. He noted that the Commission members expressed concern for the rational in pausing that development when the properties are zoned for that type of development. He stated that perhaps a joint worksession with the Council, EDA, and Planning Commission be held to review the plan for the COR to ensure everyone is on the same page.

The Commission members agreed that it would be helpful to have a joint discussion to discuss the general land use vision of the COR and multifamily housing.

Chairperson Bauer asked if Councilmembers Musgrove and Woestehoff would be open to making the request to the Council for a joint meeting.

Councilmember Musgrove asked if that would be the only way for this type of joint meeting to occur.

Deputy City Administrator Gladhill stated that the multifamily discussion has come forward a few times and therefore he would prefer this be a broader discussion. He noted that staff could bring forward the suggestion for a joint worksession but urged the focus to be on the land use plan for the COR.

Councilmember Musgrove commented that the Council had the discussion related to multifamily housing and indicated support for a pause on that development as well as focusing on attracting retail development to support the residents that have come into the COR. She felt that the minutes from that meeting reflect that direction. She commented that a lot of rooftops have been added and the Council wants to focus more on bringing businesses to support the needs of those residents.

Chairperson Bauer stated that he was looking at discussing the overall plan for the COR and land along Highway 10. He stated that he suggested bringing in the EDA because it has been stated that retailers look for a population of 30,000, which Ramsey has not yet reached that level. He stated that the quickest way to reach that population is with multifamily development and therefore that may need to be a factor in reaching the goal to bring more businesses. He believed that involving the EDA would be critical to ensure all factors are considered and everyone moves forward in the same way to reach the ultimate vision of the COR.

Deputy City Administrator Gladhill commented that staff would need to be careful how to navigate this as there has been direction from the Council on multifamily housing. He stated that the Commission could request a joint meeting to focus on overall land use in the COR and the Council would then make the decision whether to hold that meeting.

Councilmember Woestehoff commented that from his perspective collaboration with the different Boards is an important function. He stated that members of the Commission can reach out to Councilmembers from their Ward or the At-Large members to express their comments as residents. He noted that while the decision was not unanimous, the Council did make the decision to pause multifamily development on City owned property. He recognized that retail may not bounce back as quick as desired following COVID, but perhaps it will.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to request a joint meeting with the Planning Commission, City Council and Economic Development Authority to discuss the land use plan for the COR and Highway 10 corridor.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

9. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Chairperson Bauer	aye

Motion carried.

The regular meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 11, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
Member Brian Burandt
Member Scott Cords
Member Chelsee Howell
Member Chris Riley

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager
Tim Gladhill, Deputy City Administrator
Brian Pankratz, CBRE

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Chairperson Steffen suggested reversing the order of cases 4.01 and 4.02.

Motion by Member Cords, seconded by Member Burandt, to approve the agenda as amended.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Howell, and Riley. Voting No: None. Absent: None.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated February 11, 2021
3.02: Receive Update on Bunker Lake Boulevard Improvement Project

Motion by Member Burandt, seconded by Member Cords, to approve the consent agenda as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Cords, Howell, and Riley. Voting No: None. Absent: None.

4. EDA BUSINESS

4.01: Select 2021 Business of the Year

Economic Development Manager Sullivan presented the staff report.

Member Cords commented that when he reviewed the list, he preferred Do All Printing as his first choice and B & F Fastener as his second choice based on community interaction and plans for the future.

Chairperson Steffen commented that his first consideration was tenure and length of time in the City noting that Armstrong Kennels has been in Ramsey since 1926 and has brought so many to Ramsey through the Game Fair and therefore he will vote for that business.

Member Burandt stated that he always values the length of time in the City and recognized that Armstrong Kennels has been a flagship business for the community and brings so many to the community through the Game Fair, therefore he also selects that business.

Member Riley commented that all of the businesses on the list are great and he could support either Do All Printing or Armstrong Kennels. He commented that the City has recently renamed Central Park to recognize the Armstrong/Delaney family and selecting Armstrong Kennels would go along with that.

Member Howell agreed with the comments of Member Riley.

Motion by Chairperson Steffen, seconded by Member Burandt, to select Armstrong Kennels as the 2021 Ramsey Business of the Year.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Cords, Howell, and Riley. Voting No: None. Absent: None.

4.02: Consider Updates to City Pricing Strategy for City Owned Land (Portions of meeting may be closed to the public)

Economic Development Manager Sullivan stated that the purpose of this case is to discuss the pricing strategy for City owned land and recommended that the group go into closed session for that discussion.

Motion by Member Cords, seconded by Member Burandt, to recess the meeting to Closed Session at 7:38 a.m.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Howell, and Riley. Voting No: None. Absent: None.

The meeting reconvened to Open Session at 8:10 a.m.

Economic Development Manager Sullivan reported that during the closed session the EDA discussed the price strategy for City owned land and came to a consensus on that topic.

Motion by Member Cords, seconded by Member Burandt, to recommend to City Council to change the pricing strategy for City owned property as proposed in the handout materials provided by staff.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Howell, and Riley. Voting No: None. Absent: None.

4.03: Discussion About 2021 EDA Events

Economic Development Manager Sullivan presented the staff report beginning with the recommendation for the Business Expo.

Chairperson Steffen asked for input on what the decisions would be based upon, whether that would be a decision of the City or based on State guidance.

Economic Development Manager Sullivan stated that in terms of event planning staff needs time to setup for those events, therefore it is not possible to host the event in April. He explained that as it stands, those types of gatherings are not allowed under Executive Order and therefore those events of that nature are being delayed or moved. He recognized that additional changes may be coming from the Governor, which is encouraging.

Chairperson Steffen confirmed that the event could not be held in April and therefore the group could host the event in the fall or delay until April 2022.

Member Riley asked if the Business Expo could be combined into the craft fair and Happy Days events.

Economic Development Manager Sullivan commented that while that is possible, the EDA has structured its events to be standalone EDA events. He stated that hosting the event at Adrenaline provided the most successful outcome and helped a Ramsey business.

Chairperson Steffen asked if the Happy Days Committee is also on a wait and see pattern.

Deputy City Administrator Gladhill commented that group is proceeding with the framework that the event could be held in the fall, of course dependent upon guidance at that time.

Economic Development Manager Sullivan commented that he will begin planning for a fall Business Expo event. He then moved on to the Business Appreciation Day event, highlighting the modified event that took place in 2020 and the hope to hold it in a more traditional format in 2021.

Chairperson Steffen confirmed the consensus of the EDA to support the staff recommendation to plan for a traditional Business Appreciation Day event format for both golf and banquet.

Economic Development Manager Sullivan provided background information on the Business Networking Breakfast event and the staff recommendation to hold the event in person. He asked for input on the discussion topics, noting that Highway 10 continues to be an item of interest.

Chairperson Steffen asked and received confirmation that the group should think about ideas for the keynote speaker. He recognized that Highway 10 continues to be something of interest but noted that it seems every event involves Highway 10.

Deputy City Administrator Gladhill confirmed that Highway 10 continues to be a topic but noted that the City has already secured $91,000,000 in funding and by the time of the event the final design layout will be known therefore that update will be important. He stated that will lead into the "Anoka Solution" project and related schedule and planned closures.

Member Riley agreed that while Highway 10 continues to be discussed, a lot has changed, and it is an important topic for the businesses. He stated that they are beyond the plan they would like to have and are making great progress.

Chairperson Steffen stated that perhaps three or four new businesses could be chosen to speak to highlight their business and why they came to Ramsey.

Economic Development Manager Sullivan agreed that having Ramsey Businesses Speak would be a good idea.

Economic Development Manager Sullivan stated that he would like to set the date for the Business Appreciation date as August 17, 2021 at Northfork to begin planning efforts. He noted that staff can work on securing dates, speakers and venues for the other events. The EDA confirmed consensus with selecting that date and Venue for the 2021 Business Appreciation Day.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan indicated that he has received more inquiries from businesses related to industrial development. He stated that this topic may come back to discuss potential options for additional industrial areas. He stated that there are also a few existing businesses that are looking to expand, and staff continues to work with those businesses. He noted that both GiGi's and Java Properties have received recommendations of approval from the Planning Commission and are moving forward to the City Council with the hopes to break ground in April or May. He stated that Storyteller Café is earlier in the site plan process running about a month behind Gigi's and Java and may go to the Planning Commission at its April meeting.

Chairperson Steffen asked if staff is still in communication with Cobblestone Hotel.

Economic Development Manager Sullivan replied that staff remains in communication with the group, but banks are not actively financing hotels at this time. He noted that there is not an active PA with that business.

Chairperson Steffen asked for an update on electronic billboards.

Economic Development Manager Sullivan replied that per the direction of the EDA staff developed an RFI to request information on dynamic display billboards. He noted that three groups submitted RFI's. He stated that there is interest in the area and staff is working to summarize each of the proposals to present to the EDA.

Deputy City Administrator Gladhill stated that Congress passed another COVID relief package that would include an allocation to the City that could be used for City reimbursable expenses or business grants. He noted that the topic will come to the EDA to determine whether another round of business grants would be appropriate.

Chairperson Steffen recognized Member Burandt as this is his last meeting, recognizing his contributions over the past six years and thanking him for his service. He also welcomed Councilmember Howell as the newest Member of the EDA. He confirmed that there are two vacant positions.

Economic Development Manager Sullivan noted that interviews for the EDA vacancies are forthcoming and believed the positions should be filled for the April meeting.

6. ADJOURNMENT

Motion by Member Burandt, seconded by Member Cords, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Cords, Howell, and Riley. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 8:33 a.m.

Respectfully submitted,

_____

Sean Sullivan
Economic Development Manager

ATTEST:

_____

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on March 11, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Shane Bennett Commissioner Nathan Barten Commissioner Jennifer Leistico Commissioner Justin Loss
Commission Members Absent:	Vice Chair Brandon Sis Commissioner Matthew Guck
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood Recreation Specialist Abby Proulx

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:33 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Leistico, seconded by Commissioner Barten, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett; Commissioners Leistico, Barten, and Loss. Voting No: None. Absent: Commissioners Guck and Sis.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Barten, seconded by Commissioner Loss, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- Park and Recreation Commission Meeting dated February 11, 2021.

Motion carried. Voting Yes: Chair Bennett; Commissioners Barten, Loss, and Leistico. Voting No: None. Absent: Commissioners Guck and Sis.

5. COMMISSION BUSINESS

5.01: Nominate Chair and Vice-Chair of the Park and Recreation Commission

Parks & Assistant Public Works Superintendent Riverblood stated that each year the Commission appoints a Chair and Vice Chair for the year.

Chair Bennett opened the floor for nominations.

Motion by Commissioner Barten, seconded by Commissioner Loss to nominate Shane Bennett as Chair and Brandon Sis as Vice Chair of the Park and Recreation Commission.

Motion carried. Voting Yes: Chair Bennett; Commissioners Barten, Loss, and Leistico. Voting No: None. Absent: Commissioners Guck and Sis.

Chair Bennett thanked the Commission for the position and commented that he is sure Commissioner Sis will be appreciative of the continued appointment as Vice Chair as well.

5.02: Approve Chapter 3 of the Park System Plan – Recreation Programming and Partnerships

Parks & Assistant Public Works Superintendent Riverblood stated that the Commission has reviewed this draft document at multiple times throughout the creation to provide input that has been incorporated by staff. He stated that Chapter 3 focuses on recreation programming and partnerships.

Recreation Specialist Proulx stated that the Commission last reviewed this content about one year ago and the draft has been updated with more up to date information related to programming. She stated that the intent is to create the foundation for recreation through programming and partnerships and further explained the purpose of the chapter noting that it was designed to evolve with the City. She stated that staff anticipates that Ramsey will continue to grow and therefore they kept that in mind when designing the chapter in order to continue to build on that momentum. She stated that the chapter is broken up into six sections and provided a brief overview of the content within each section. She provided additional details on the fee setting framework within section five as that has been developed since the last review. She also provided examples of where different programming opportunities would fall within the fee setting framework. She stated that staff developed a Ramsey RecPass program and provided examples of how that could work for both residents and non-residents. She noted that there are a few grammatical changes and images that will be added but otherwise the content of the draft is complete and welcomed input.

Chair Bennett thanked staff for the presentation noting that he likes the balance of the visual aspects with the flow and believed that this draft is much improved from previous renditions.

Commissioner Leistico commented that this is well done and liked the graphics added. She thanked staff for the substantial amount of information they compiled.

Parks & Assistant Public Works Superintendent Riverblood applauded Recreation Specialist Proulx for the informative graphics and improved flow of the document.

Chair Bennett agreed that the graphics help to keep readers interested as they go through the chapter.

Parks & Assistant Public Works Superintendent Riverblood stated that under community health there is a factor of youth diversion. He noted that if children are productive and learning life skills, it helps to reduce mischief and other negative activity that can reduce the quality of life community wide.

Commissioner Barten agreed that this helps to highlight the benefit of recreation and the parks program as a whole.

Recreation Specialist Proulx thanked the Commission members for their input throughout this process.

Chair Bennett noted that comment that additional graphics may be added along with grammatical changes but believed that the Commission could entertain a motion to accept Chapter 3.

Motion by Commissioner Loss, seconded by Commissioner Barten, to approve Chapter 3 of the Park System Plan.

Motion carried. Voting Yes: Chair Bennett; Commissioners Loss, Barten, and Leistico. Voting No: None. Absent: Commissioners Guck and Sis.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided an overview of the winter skating season, noting that it was reduced in length because of warmer weather conditions both in the beginning and end of the winter season.

Commissioner Barten commented that there were also three weeks in February which made it difficult to skate because of the cold temperatures and therefore felt the numbers were okay for the shortened season length.

Recreation Specialist Proulx highlighted upcoming programing including the Monarch Pollinator Series, Virtual Art, and Birding Hike. She stated that staff is also working on a series for the Bluebird Recovery Project, Yoga in the Park, the Elmcrest Art Fair, and Summer Concert Series. She provided additional details on the event staff is working on for the re-naming dedication of Central Park.

Chair Bennett stated that staff mentioned that there could be potential for the Commission to hold its April meeting in conjunction with the re-dedication of Central Park.

Parks & Assistant Public Works Superintendent Riverblood stated that the event is tentatively scheduled for April 8th, which is the regular Park Commission meeting date. He stated that could be an opportunity for the Commission to hold the meeting at Central Park to conduct its regular business and participate in the dedication event.

It was the consensus of the Commission to support that suggestion.

Chair Bennett asked if the Summer Concert Series information is available on the City website and whether it would be sent to residents.

Recreation Specialist Proulx confirmed that staff just drafted the flyer this week and will be sharing that information with the public through multiple platforms.

Chair Bennett stated that he recently received the *Ramsey Resident* which includes the map of the park and trails system. He encouraged residents to save that portion of the mailer as it provides easy access to the City parks and trails system.

Commissioner Loss asked when the dog park expansion would occur.

Parks & Assistant Public Works Superintendent Riverblood stated that he will meet with the contractor the following week and anticipated that would be complete prior to the May Commission meeting. He noted that the goal would be to hold the May Commission meeting at Alpine Park in order to conduct a dedication at that time.

7. ADJOURNMENT

Motion by Commissioner Barten, seconded by Commissioner Leistico, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett; Commissioners Barten, Leistico, and Loss. Voting No: None. Absent: Commissioners Guck and Sis.

The Park and Recreation Commission meeting adjourned at 7:17 p.m.

Respectfully submitted,



_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, March 15, 2021, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Michael Valentine Board Member Jane Covart Board Member Melissa Fetterley Board Member Michael Hiatt Board Member Jared Little Board Member Laura Moore
Members Absent:	Board Member Reid Bernard
Also Present:	City Planner Chris Anderson City Council Liaison Chelsee Howell

1. CALL TO ORDER

Chairperson Valentine called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Little and seconded by Board Member Covart to approve the agenda as submitted.

A roll call vote was performed:

Board Member Moore	aye
Board Member Fetterley	aye
Board Member Little	aye
Board Member Covart	aye
Board Member Hiatt	aye
Chairperson Valentine	aye

Motion carried.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated February 22, 2021

Motion by Board Member Covart and seconded by Board Member Little to approve the regular meeting minutes dated February 22, 2021.

A roll call vote was performed:

Board Member Fetterley	aye
Board Member Covart	aye
Board Member Hiatt	aye
Board Member Moore	aye
Board Member Little	aye
Chairperson Valentine	aye

Motion carried.

5. POLICY BOARD BUSINESS

5.01: Consider Landscaping Plan for Bunker Lake Industrial Park Building 4 (Project #21-109); Case of PSD, LLC

City Planner Anderson presented the staff report. He stated that the City has received a Site Plan and Plat Application for the property located at the northwest corner of Jackal Street and 147th Lane. The project is proposing an approximately 72,000 square foot building fronting Bunker Lake Boulevard, with the loading docks/bays on the south side facing 147th Lane. He stated that staff does recommend approval of the Landscape Plan contingent upon compliance with the corrections noted by staff.

Motion by Board Member Little and seconded by Board Member Hiatt to recommend approval of the proposed Landscape Plan contingent upon compliance with the corrections required.

A roll call vote was performed:

Board Member Fetterley	aye
Board Member Moore	aye
Board Member Covart	aye
Board Member Little	aye
Board Member Hiatt	aye
Chairperson Valentine	aye

Motion carried.

5.02: Review Natural Resources Aspects of Sketch Plan for Williams Woods (Project #20-138); Case of Bill Boyum

City Planner Anderson presented the staff report. He stated that the City has received a Sketch Plan application for a proposed nine lot subdivision on approximately 94 acres. The project involves six individual parcels, all affiliated with 7363 175th Avenue NW. While this project is only at the Sketch Plan step, which does not include detailed plans, staff wanted to route this through the Board for any initial comments or feedback.

Chairperson Valentine commented that this is a large site and asked if further subdivision would be expected in the future.

City Planner Anderson replied that he does not necessarily envision further division. He stated that this project would require a variance for the cul-de-sac as proposed. He stated that there are significant wetland complexes near the large estate lots that would make further division and an additional road connection difficult.

Chairperson Valentine commented that if there were a sense that further subdivision is anticipated, decisions could be made in this planning process to support that in the future. He commented that there are natural resources in this area, and he would want to be careful in how that could be developed.

City Planner Anderson commented that the public road as proposed is attempting to follow the existing driveway that currently accesses the existing home in order to reduce impact to the tree cover.

Board Member Hiatt asked how close the MUSA line is to this property.

City Planner Anderson displayed a map highlighting the MUSA line in relation to this property. He noted potential developments that could bring the MUSA closer to this property but noted that there would still be some distance from this property.

Board Member Hiatt asked if future subdivision would require City sewer and water connection.

City Planner Anderson stated that would require an amendment to the Comprehensive Plan as this property is not guided for urban services.

6. BOARD / STAFF INPUT

City Planner Anderson commented that there is an opportunity for a tree planting event on April 8th in Central Park in coordination with the Park and Recreation Commission meeting that evening. He noted that the trees could fill in a gap between existing tree cover along a boundary with an adjacent residential property. He stated that staff will continue to work on the details and encouraged Board members to attend if possible. He stated that staff will send out additional details as they develop.

7. ADJOURNMENT

Motion by Board Member Covart and seconded by Board Member Hiatt to adjourn the meeting.

A roll call vote was performed:

Board Member Little	aye
Board Member Fetterley	aye
Board Member Moore	aye
Board Member Covart	aye

Board Member Hiatt aye
Chairperson Valentine aye

Motion carried.

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 7.**

Meeting Date: 04/27/2021

Submitted For: Megan Thorstad, Administrative Services

By: Megan Thorstad, Administrative Services

Information

Title

Adopt the Updated City of Ramsey Strategic Communications Plan

Purpose/Background:

Over the course of the last several months the City Council, together with City staff, has discussed the Strategic Communications Plan. Most recently, the city council reviewed a final draft of the plan at the council work session of April 13, 2021. Revisions were made based upon that discussion.

The purpose of the Strategic Communications Plan is to address the City's commitment to maintaining effective communication. The City recognizes that quality communication plays an integral role in its ability to responsibly grow the community and provide quality, cost-effective and efficient government services. The Strategic Communications Plan is intended to be a tool to ensure the City meets the communications goals of the City Council and effectively meets the needs of our residents. This plan outlines a process by which the City can provide an intentional and consistent voice and message.

Step	Process	Status
1	Scoping Meeting	Complete
2	Review Preliminary Draft/Process Check In	Complete
3	***Finalize and Adopt Document***	***Final Step***

Funding Source:

Not applicable.

Recommendation:

Final adoption of this document will guide the work flow processes of communications, information technology (IT) and other staff throughout 2021 and beyond.

Action:

Motion to adopt the Strategic Communications Plan.

Attachments

Strategic Communications Plan

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/22/2021 10:47 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 03:02 PM
Form Started By: Megan Thorstad		Started On: 04/22/2021 10:32 AM
Final Approval Date: 04/22/2021		

City of RAMSEY

Strategic Communications Plan

Purpose

The City of Ramsey is committed to maintaining effective communication. The City recognizes that quality communication plays an integral role in its ability to responsibly grow the community and provide quality, cost-effective and efficient government services. The Strategic Communications Plan is intended to be a tool to ensure the City meets the communications goals of the City Council. This plan outlines a process by which the City can provide an intentional and consistent voice and message.

Audience

The City of Ramsey's target audiences are:

1) Residents – Ramsey has nearly 30,000 residents. This includes homeowners, renters and various family-members.
2) Businesses – Ramsey is home to over 500 businesses. This includes owners, executives, managers, employees and prospect businesses.
3) Visitors – Millions of people travel to, or through, Ramsey annually. This includes visitors, commuters, shoppers and employees of local businesses.
4) Developers – This audience includes developers, brokers, builders, and contractors.

Key Messages

The foundation of the City's messaging will reflect its core values and strategic vision:

Vision Statement

Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique urban, rural and natural environments.

Mission Statement

It is our mission to work together to responsibly grow our community and to provide quality, cost-effective and efficient government services.

Objectives

Financial Stability
A Balance of Rural Character and Urban Growth
An Active and Connected Community
Smart, Citizen Focused Government
An Effective Organization

The concepts and values below serve as a guide for the preparation of city communications:

1) The City recognizes that residents made a decision to reside within Ramsey, and appreciates the investment residents make in the community (e.g. property taxes, neighborhoods, schools, community organizations, civic matters, economy, natural environment, family, etc.)
2) The City values and respects the input of all residents, and encourages citizens to be engaged in civic matters and volunteerism.

3) The City values the significant investment local businesses make within the community (e.g. property taxes, jobs/careers, products/services, significant capital expenditures, and support of community based organizations).
4) The City values and respects the input of its local businesses, and encourages local business officials to be engaged in civic matters.
5) Economic development is a priority for the City.
6) The City is easy to work with, professional, and organized.
7) Ramsey values and respects investments made by developers, and the services/end users they produce.
8) The City welcomes visitors, commuters, shoppers, and employees of local businesses.
9) The City is committed to improving the quality of life for its residents, businesses, and visitors.

Above all, the City's messaging will be:
1) Accurate – The City will strive to produce material that is free of error and correct in all details.
2) Timely – Material will be produced promptly and at opportune times.
3) Honest – Material will present truthful and sincere information to the best of the author's knowledge at the time of publication.
4) Clear – Material will be easily understood; free of unnecessary language and jargon and providing definitions when needed. Examples include CUP, PUD, JPA, TIF and others.
5) Consistent – Material produced should reflect the same message (always guided by the Strategic Plan) over time.

Accountability

The Communications & Events Coordinator will provide a regular progress update using graphs, charts and other visuals on a quarterly basis or upon request by the City Council.

The report will include the following statistics:
1) Citizen Survey results (when available)
2) Ramsey Resident content overview
3) Web stats including hits, page searches, Spotlight content and more
4) Social Media stats including Public Safety posts as provided by the Police Department
5) QCTV Viewership report (if applicable)

Resources

The City's primary vehicles for communicating include, but are not limited to, the following tools:

1) Print materials such as the Ramsey Resident (bi-monthly newsletter), brochures, articles, postcards and other mailers.
2) Electronic materials such as email, website postings, the Weekly Update electronic newsletter, the New Resident Packet, community signs and social media posts
3) Media relations such as requests for interviews, QCTV programming, news releases and media inquiries.
4) In person communications and events – such as open houses, city meetings, business networking events, the State of the Cities Address, and Happy Days.
5) Media such as newspaper, radio, television, and online providers.
6) Community: Faith-based organizations, non-profits, business owners, schools and others.
7) City staff, elected and appointed officials communicating messages to the community through regular interactions with the public such as city meetings, open houses, at city events, through QCTV interviews, and mailings.

Roles & Responsibilities

City Administrator

The City Administrator will provide administrative oversight and coordination of all external communications as directed by the City Council.

Emergency Management Director/Public Information Officer (PIO)

The City's Emergency Management Plan outlines who the Public Information Officer (PIO) is in any given emergency. All communications efforts should follow those outlined in the Emergency Management Manual.

Department Heads

All department heads (or designee) will produce external communication materials that reflects the priorities and key messaging outlined in this document.

Communications & Events Coordinator

The *Communications and Events Coordinator* will create non-emergency, external communications material as requested and will work with staff when reviewing or producing material for external communication.

The Communications & Events Coordinator will correspond with the City's media partners to provide positive story ideas and promote projects that work to achieve the goals set forth in the Strategic Plan.

Additionally, it is the Communications & Event Coordinator's role to coordinate and assist in the creation of key messages for elected officials as needed.

Procedure

An effective communications plan must account for a variety of topics, responses and strategies. In order to organize an effective communications response, this Plan divides key communications into five major categories:

- General Communications

- Emergencies
- Critical Issues
- Major Policy Issues
- Legal and Technical Communications

General Communication

Most of the City's external communication falls into this category. External communication efforts are weighed against the key messaging guidelines in order to achieve the goals set forth by the City Council.

Emergencies

Under the direction of the PIO, the Communications and Events Coordinator and Information Technology (IT) staff will facilitate emergency communications, if requested, by informing the public of timely and accurate information. Councilmembers should contact the City Administrator with questions on emergency management and not directly to Public Safety Personnel.

As soon as practicable, the City's Emergency Management Director, City Administrator, or their designee(s) shall authorize dissemination of emergency information.

The City's Emergency Management Director and/or Public Information Officer may choose to harness the partnerships it has with its local media groups in the instance of an emergency. The Communications & Events Coordinator will assist as requested.

Critical Issues

There are many events that do not rise to the category of emergency management, but are still critical issues impacting the community. These issues do not result in traditional public safety response, but are still important topics that require enhanced communication. These are not longer-term policy issues, but may require the City to adapt and refocus its communications efforts. The following incidents may require external communications:

- Public Health Emergency
- Financial/Legal Crisis
- Technological Breakdown

Major Policy Issues

Finally, there are a number of policy issues that aren't in the emergency or critical issues category but still rise to the level of enhanced communications strategies such as:

- Budgeting and Finance
- Transportation
- Infrastructure
- Water Quality

Legal and Technical Communications

There are a number of topics that do not need to follow this overarching process. For example, legal notices and public hearings are handled by individual departments.

COMMUNICATIONS ACTION PLAN (PROJECT BASED/CHANGES TO PROCESS)

In addition to strategic themes and process, the following action items represent project-based communication tactics to continue to improve the effectiveness of our communication strategy. This section is also critical to Staff to help recommend appropriate resources to meet the vision of the City Council.

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
Strategy: Improve Community's Awareness of Key Messages in a timely manner				
1. Improve the preparation of the Ramsey Resident Newsletter	Q2 2021	Existing Resources	• Develop a Content Calendar and review with City Council on a quarterly basis • Use newsletter as anchor for content for website and social media • Track emerging issues • Re-issue popular articles • Implement a Newsletter Editor and Internal Review Committee	Megan Thorstad
2. Identify ways to better engage with our Community, not just inform	Q4 2021	Additional Resources/Reallocation of Existing Resources Budget Impact = Medium	• Create a "How Stuff Works" series • Leverage Social Media for Project Notifications, Agendas and Meetings • Create individual project communications plan and talking points for major projects in advance – part of project approval	Megan Thorstad
3. Create targeted messaging plan for geographic-based topics (combine with above)	Q1 2022	Budget impact = Medium	Research geo-based software, implement and train staff in its use	Jason Fredrickson
Implement the planned website design refresh				

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
4. Reorganize website structure to better spotlight key topics	Q1 2022	Existing Resources	Work with each department to spotlight key projects	Jason Fredrickson
5. Better market 'Notify Me' option for opt-in email and text notifications	Q2 2021	Existing Resources	• Expand the use of the text notification system	Jason Fredrickson
6. Overall improve the Website's User Experience	Q1 2022	Existing Resources	• Declutter drop down menus/rename pages to improve clarity and other improvements	Jason Fredrickson
7. Create "RamseyBiz" domain with resources for businesses	Q4	Existing Resources	• Refer to City of Blaine as template and make adjustments based on what works best for Ramsey	Jason Fredrickson Tim Gladhill Sean Sullivan
Implement frequent, social media posts that focus more on breadth of outreach and less on depth of content – should be timely and instant				
8. Post all public meeting notifications on social media in addition to community events	Q2 2021	Existing Resources	Weekly Updates = Thursdays Agendas = Thursday, Friday or Monday Community Events = As needed	Megan Thorstad
9. Tailor posts to each platform to match targeted audience	Q2 2021	Additional Resources/ Reallocation of Resources Budget Impact = Low	Image = Instagram Short message = Twitter Longer message & web link = Facebook	Megan Thorstad

CC Regular Session **5. 8.**

Meeting Date: 04/27/2021

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #21-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 8, 2021 through April 21, 2021

Purpose/Background:

Adopt Resolution #21-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 8, 2021 through April 21, 2021

Recommendation:

Staff Recommends to Adopt Resolution #21-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 8, 2021 through April 21, 2021.

Action:

Motion to Adopt Resolution #21-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 8, 2021 through April 21, 2021.

Attachments

Bills List 4/27/2021

Resolution 4/27/2021

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/21/2021 11:11 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:45 PM
Form Started By: Jackie Lipski		Started On: 04/21/2021 10:50 AM
Final Approval Date: 04/22/2021		

CITY OF RAMSEY - FINANCE OFFICE Printed 4/21/2021

RAMSEY CITY COUNCIL MEETING

4/27/2021

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 4/8/2021-4/21/2021	275,038.71
Accounts Payable 4/8/2021-4/21/2021	337,097.09
Payroll 4/16/2021	204,818.59
Pay Estimates- Projects	1,858,316.19

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) **$ 2,675,270.58**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2021 Y.T.D.
NET PAYROLL TOTAL	$ 399,444.00	$ 1,371,980.53
- CORRECTION TO PAYROLL		
PREPAIDS	460,033.55	3,546,814.90
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		2,912.50
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	122,188.63	2,251,072.70
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		2,445,617.87
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 981,666.18**	**$ 9,618,398.50**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

4/8/2021 – 12/31/2021

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
112466	4/8/2021		118458 ASHLEY, GARY						
		35.00	FRACHISE FEE REBATE 2020		106556	040821	9435.6433		REFUNDS
		35.00							
112467	4/8/2021		110734 CITY OF RAMSEY						
		1.15	47033720		106558	040721	9601.4651		WATER REVENUE
		1.15							
112468	4/8/2021		107724 COMCAST						
		6.95	APR-JUNE 2021 SERVICE		106559	040121	0220.6249		MISCELLANEOUS OPER/
		6.95							
112469	4/8/2021		100112 COMMISSIONER OF TRANSPORTATION						
		2,138.34	INSPECTIONS-VARIOLITE		106565	P00012784	9402.6530	00202001	IMPROVEMENTS OTHER
		2,138.34							
112470	4/8/2021		100116 CONNEXUS ENERGY						
		85.00	SIRENS		106560	759126-303095 MAR 21	0250.6371		ELECTRIC UTILITIES
		85.00							
112471	4/8/2021		117330 FRONT LINE BUSINESS BUILDERS						
		100.00	REF DAMAGE DEP 12/4/19		106561	033121	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
112472	4/8/2021		100209 HAKANSON ANDERSON ASSOC INC						
		361.50	SURVEY VARIOLITE/ALPINE DR		106562	45234	9402.6530	00202001	IMPROVEMENTS OTHER
		361.50							
112473	4/8/2021		113092 INDEPENDENT AUTO REPAIR						
		1,000.00	RETURN SECURITY DEP. LEASE		106563	040121	9410.6433	00041001	REFUNDS
		1,000.00							
112474	4/8/2021		117379 MALLARD PONDS TOWNHOMES ASSOCAITION						
		100.00	REF DAMAGE DEP 12/31/19		106564	040721	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
112475	4/8/2021		118457 REIMANN, GARY						
		14.00	FRACHISE FEE REBATE 2020		106566	040121	9435.6433		REFUNDS
		14.00							
112476	4/8/2021		118459 STONEHAVEN TOWNHOMES ASSOCIATION						
		100.00	REF DAMAGE DEP 12/31/2019		106567	040721	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
112477	4/8/2021		118455 THOMAS, JEFFREY						
		338.00	WATER EFF GRANT PROGRAM		106568	040721	9601.6436		WATER EFFICIENCY REB
		338.00							
112478	4/8/2021		117383 TOTAL TOOL SUPPLY INC						
		276.00	LED FLOOD LIGHT		106569	01447994	0220.6281		SMALL TOOLS & MINOR I
		311.04-	RETURN- LED FLOOD LIGHT		106570	01447993	0220.6281		SMALL TOOLS & MINOR I
		603.04	FUEL BLOWER TOOL		106571	01447730	0220.6281		SMALL TOOLS & MINOR I
		138.00	LED FLOOD LIGHTS		106572	01450649	0220.6281		SMALL TOOLS & MINOR I
		706.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
112506	4/15/2021		100012 ACE SOLID WASTE INC						Continued.
		118.93	FIRE STATIONS APR 2021		106585	6760407	0220.6374		REFUSE/RECYCLING
		36,269.74	APR 21 CONTRACT RECYCLE		106586	6753518	9604.6489		OTHER CONTRACTED SI
		183.68	APR 21 MISC PW ACCOUNTS		106587	6753527	0311.6374		REFUSE/RECYCLING
		325.83	APR 21 MISC PW ACCOUNTS		106587	6753527	0452.6374		REFUSE/RECYCLING
		254.32	APR 21 MISC PW ACCOUNTS		106587	6753527	0194.6374		REFUSE/RECYCLING
		61.23	APR 21 MISC PW ACCOUNTS		106587	6753527	9601.6374		REFUSE/RECYCLING
		61.22	APR 21 MISC PW ACCOUNTS		106587	6753527	9602.6374		REFUSE/RECYCLING
		636.14	APR 21 MISC PW ACCOUNTS		106587	6753527	9604.6249		MISCELLANEOUS OPER/
		61.22	APR 21 MISC PW ACCOUNTS		106587	6753527	9605.6374		REFUSE/RECYCLING
		37,972.31							
112507	4/15/2021		112648 CHUBA COMPANY						
		50.00	REF BUILDING PERMIT RA45936		106589	040221	9101.4205		BUILDING PERMIT
		1.00	REF BUILDING PERMIT RA45936		106589	040221	9101.2081		SURCHARGES-PERMITS
		51.00							
112508	4/15/2021		116390 ELECTRIC MOTOR REPAIR INC						
		542.13	PARTS- SUPERVAC BLOWER		106590	041521	0194.6382		MACHINERY & EQUIPMEI
		542.13							
112509	4/15/2021		100391 POSTMASTER						
		2,047.23	POSTAGE- SPRING RECYCLER EVENT		106593	041421	9604.6249		MISCELLANEOUS OPER/
		2,047.23							
112510	4/15/2021		100391 POSTMASTER						
		1,875.67	POSTAGE SPRING RECYCLER		106594	041321	9604.6249		MISCELLANEOUS OPER/
		1,875.67							
112511	4/15/2021		118460 SIS, BRANDON						
		200.00	WATER EFF GRANT PROGRAM		106595	040821	9601.6436		WATER EFFICIENCY REB
		200.00							
112512	4/15/2021		118480 SUNFISH LAKE VILLAGE ASSOCIATION						
		100.00	DAMAGE DEP REFUND 7/18/18		106596	041421	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
112513	4/15/2021		118467 SUPERIOR BUILDERS INC						
		50.00	PERMIT ERROR RA47404		106597	040221	9101.4205		BUILDING PERMIT
		1.00	PERMIT ERROR RA47404		106597	040221	9101.2081		SURCHARGES-PERMITS
		51.00							
1002383	4/9/2021		116845 CADY BUSINESS TECHNOLOGIES INC						
		39.00	APR 21 SERVICE		106557	00000048 APR 21	0192.6405		OFFICE & DATA PROCES
		39.00							
1002384	4/9/2021		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR NW		106573	150-1681-6340 FEB 21	0194.6489		OTHER CONTRACTED SI
		22.95	7650 SUNWOOD DR		106574	150-1681-4280 FEB 21	9240.6315		MISCELLANEOUS PROFE
		27.95	6701 HWY 10- YOUTH FIRST		106575	150-1687-1105 MAY 21	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	5650 ALPINE DR- FIRE STATION		106576	150-1691-2206 APR 21	0220.6489		OTHER CONTRACTED SI
		35.90	7550 SUNWOOD DR		106577	150-1693-4968	0194.6489		OTHER CONTRACTED SI

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1002384	4/9/2021		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued.
						APR 21			
		27.95	7550 SUNWOOD DR POLICE		106578	150-1682-6501	0211.6489		OTHER CONTRACTED SI
						MAY 21			
		170.65							
1002421	4/16/2021		113929 BAGNE, JAMES						
		42.31	TRAINING LUNCHES		106588	040821	0211.6331		TRAVEL & LODGING
		42.31							
1002422	4/16/2021		114432 HESSE, BRADLEY						
		57.31	TRAINING LUNCHES		106591	040521	0211.6331		TRAVEL & LODGING
		57.31							
1002423	4/16/2021		100291 MET COUNCIL SAC						
		44,730.00	SAC CHARGES MAR 2021		106592	041521	9602.2083		SAC CHARGES
		447.30-	SAC CHARGES MAR 2021		106592	041521	9602.4356		SEWER AVAILABILITY CH
		44,282.70							
1002424	4/16/2021		116702 TORSETH, JEMMA						
		20.00	NOTARY REIMBURSEMENT		106598	040921	0211.6451		MEMBERSHIP DUES
		20.00							
1002425	4/16/2021		100510 VERIZON WIRELESS						
		56.35	UTILITIES SER. MAR/APR 2021		106599	9876678444	9601.6323		CELLULAR PHONES
		463.13	PD SERVICE MAR/APR 21		106600	9876711567	0211.6415		OTHER EQUIPMENT REN
		1,221.28	PD SERVICE MAR/APR 21		106600	9876711567	0211.6323		CELLULAR PHONES
		93.02	PD SERVICE MAR/APR 21		106600	9876711567	0280.6323		CELLULAR PHONES
		1,833.78							
1002426	4/20/2021		100257 LAW ENFORCEMENT LABOR SRV INC						
		825.50			106507	040121816162	9101.2177		UNION DUES
		889.00			106607	041521925392	9101.2177		UNION DUES
		1,714.50							
1002427	4/20/2021		100298 MN AFSCME COUNCIL 5						
		577.28			106508	040121816163	9101.2177		UNION DUES
		577.06			106608	041521925393	9101.2177		UNION DUES
		1,154.34							
90352720	4/16/2021		101306 IRS						
		330.59			106582	0412211310512	9101.2171		FEDERAL WITHHOLDING
		1,485.94			106583	0412211310513	9101.2173		FICA & MEDICARE-EMPL
		1,485.94			106584	0412211310514	9101.2182		FICA & MEDICARE-EMPL
		26,032.02			106612	041521925397	9101.2171		FEDERAL WITHHOLDING
		14,501.78			106613	041521925398	9101.2173		FICA & MEDICARE-EMPL
		14,501.78			106614	041521925399	9101.2182		FICA & MEDICARE-EMPL
		402.70			106620	0415211300244	9101.2171		FEDERAL WITHHOLDING
		272.46			106621	0415211300245	9101.2173		FICA & MEDICARE-EMPL
		272.46			106622	0415211300246	9101.2182		FICA & MEDICARE-EMPL
		59,285.67							
90600606	4/16/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		24,395.94			106609	041521925394	9101.2174		PERA-EMPLOYEE
		32,787.20			106610	041521925395	9101.2183		PERA-EMPLOYER
		108.33			106617	0415211300241	9101.2174		PERA-EMPLOYEE

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90600606	4/16/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						Continued
		108.33			106618	0415211300242	9101.2183		PERA-EMPLOYER
		57,399.80							
96907040	4/16/2021		100601 MN DEPT OF REV WH						
		265.33			106581	0412211310511	9101.2172		STATE WITHHOLDING
		11,987.49			106611	041521925396	9101.2172		STATE WITHHOLDING
		50.00			106619	0415211300243	9101.2172		STATE WITHHOLDING
		12,302.82							
98041621	4/16/2021		115568 ALERUS FINANCIAL NA						
		4,332.37			106606	0415219253914	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,332.37							
99041221	4/12/2021		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		3,321.34			106579	033121	9101.2081		SURCHARGES-PERMITS
		66.43-			106579	033121	9101.4604		SURCHARGES
		3,254.91							
99041321	4/13/2021		100629 MN DEPT OF REV SALES TX						
		83.86			106580	033121	9101.4305		RENTAL FEES
		3.94			106580	033121	9101.4328		ACCIDENT REPORTS
		.25			106580	033121	9101.4308		SALES OF MAPS & PUBL
		.49-			106580	033121	9101.4609		OTHER MISCELLANEOUS
		313.44			106580	033121	9601.2082		SALES/USE TAX PAYABLE
		401.00							
99041521	4/15/2021		108768 COMDATA NETWORK INC						
		24.29	AMZN MKTP US*OO5YC18G3		106615	MAR 21 COMDATA PCARD	0452.6281		SMALL TOOLS & MINOR I
		29.99	AMZN MKTP US*OO5YC18G3		106615	MAR 21 COMDATA PCARD	0452.6281		SMALL TOOLS & MINOR I
		157.06	AMZN MKTP US*OO5YC18G3		106615	MAR 21 COMDATA PCARD	0452.6281		SMALL TOOLS & MINOR I
		43.28	AMZN MKTP US*YD3GV4EK3		106615	MAR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		43.28	AMZN MKTP US*YD3GV4EK3		106615	MAR 21 COMDATA PCARD	0311.6249		MISCELLANEOUS OPER/
		38.98	HIRSHFIELDS - 22 - RAM		106615	MAR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		130.34	HIRSHFIELDS - 22 - RAM		106615	MAR 21 COMDATA PCARD	0452.6381		BUILDING & STRUCTURE
		50.52	HIRSHFIELDS - 22 - RAM		106615	MAR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		31.73	HIRSHFIELDS - 22 - RAM		106615	MAR 21 COMDATA PCARD	0452.6381		BUILDING & STRUCTURE
		199.99	AMZN MKTP US*YQ75Q1E83		106615	MAR 21 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		72.67	58 GRILL AND BAR		106615	MAR 21 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		12.07	AMAZON.COM*8V3BP8VL3		106615	MAR 21 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		66.22	IN *MTC HOLSTERS, LLC		106615	MAR 21 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		147.24	JIMMY JOHNS # 713 - E		106615	MAR 21 COMDATA PCARD	0211.6331		TRAVEL & LODGING

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99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		57.00	AMZN MKTP US*777SK0AJ3		106615	MAR 21 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		156.42	AMZN MKTP US*Y08TR4PI3		106615	MAR 21 COMDATA PCARD	0211.6281		SMALL TOOLS & MINOR I
		227.63	AMZN MKTP US*Y08TR4PI3		106615	MAR 21 COMDATA PCARD	0211.6281		SMALL TOOLS & MINOR I
		.99	VZWRLSS*MW M5761-01		106615	MAR 21 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		68.87	TST* PIZZA MAN - ANOKA		106615	MAR 21 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		107.90	AMAZON.COM*XV5NX8S43 A		106615	MAR 21 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		43.30	CUB FOODS		106615	MAR 21 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		20.00	NATIONAL REGISTRY EMT		106615	MAR 21 COMDATA PCARD	0211.6335		TRAINING
		59.96	AMZN MKTP US*4J7DA73C3		106615	MAR 21 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		48.00	AMZN MKTP US*O05TZ3T33		106615	MAR 21 COMDATA PCARD	0194.6249		MISCELLANEOUS OPER/
		47.94	AMAZON.COM*ZR12J2H43		106615	MAR 21 COMDATA PCARD	0194.6249		MISCELLANEOUS OPER/
		13.47	MENARDS ELK RIVER MN		106615	MAR 21 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		47.88	MENARDS ELK RIVER MN		106615	MAR 21 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		359.00	CALIBRE PRESS		106615	MAR 21 COMDATA PCARD	0211.6335		TRAINING
		199.00	STORM TRAINING GROUP		106615	MAR 21 COMDATA PCARD	0211.6335		TRAINING
		19.99	AMZN MKTP US*9A8JW9QP3		106615	MAR 21 COMDATA PCARD	0211.6204		STATIONERY, ENVELOPE
		120.27	AMZN MKTP US*9A8JW9QP3		106615	MAR 21 COMDATA PCARD	0211.6204		STATIONERY, ENVELOPE
		75.00	TLO TRANSUNION		106615	MAR 21 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		9.00	COBORN'S SUPERSTORE		106615	MAR 21 COMDATA PCARD	0280.6241		COMMUNITY POLICING S
		691.00-	PAYPAL *NTOA		106615	MAR 21 COMDATA PCARD	0211.6335		TRAINING
		12.98	AMZN MKTP US*A09B77N43		106615	MAR 21 COMDATA PCARD	0192.6249		MISCELLANEOUS OPER/
		19.99	AMZN MKTP US*A09B77N43		106615	MAR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		177.99	NEWEGG B2B INC		106615	MAR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		624.99	NEWEGG B2B INC		106615	MAR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		372.12	NEWEGG B2B INC		106615	MAR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		49.00	ZOOM.US 888-799-9666		106615	MAR 21 COMDATA PCARD	0192.6405		OFFICE & DATA PROCES
		299.98	NEWEGG B2B INC		106615	MAR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I

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99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued.
		193.50	NEWEGG B2B INC		106615	MAR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		999.00	SP * OWL LABS		106615	MAR 21 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		34.00	SECRETARY OF STATE		106615	MAR 21 COMDATA PCARD	0191.6315		MISCELLANEOUS PROFE
		272.83	THE UPS STORE #5243		106615	MAR 21 COMDATA PCARD	0211.6322		POSTAGE
		7.96	COBORN'S SUPERSTORE		106615	MAR 21 COMDATA PCARD	0211.6249		MISCELLANEOUS OPER/
		12.99	BEISSWENGERS HARDWA		106615	MAR 21 COMDATA PCARD	0311.6257		OTHER VEHICLE PARTS
		59.95	LEADERSHIP MGMT INTL		106615	MAR 21 COMDATA PCARD	0452.6208		MISCELLANEOUS OFFICI
		170.00	U OF M CONTLEARNING		106615	MAR 21 COMDATA PCARD	0452.6335		TRAINING
		449.24	SAFETYSIGN.COM		106615	MAR 21 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR I
		22.99	AMZN MKTP US*J91DA2LP3		106615	MAR 21 COMDATA PCARD	0220.6257		OTHER VEHICLE PARTS
		95.92	IDENTIFIRE		106615	MAR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		3.80	ACTIVE911 INC		106615	MAR 21 COMDATA PCARD	0220.6451		MEMBERSHIP DUES
		93.56	TST* ACAPULCO MEXICAN		106615	MAR 21 COMDATA PCARD	0111.6249		MISCELLANEOUS OPER/
		69.90	COBORN'S SUPERSTORE		106615	MAR 21 COMDATA PCARD	0111.6249		MISCELLANEOUS OPER/
		60.11	MAMA DELUCAS PIZZERIA		106615	MAR 21 COMDATA PCARD	0111.6249		MISCELLANEOUS OPER/
		295.00	U OF M CONTLEARNING		106615	MAR 21 COMDATA PCARD	0240.6335		TRAINING
		9.62	AMZN MKTP US*Z96DA7QQ3		106615	MAR 21 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		54.00	AMZN MKTP US*8Z7KW9203		106615	MAR 21 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		25.95	AMZN MKTP US*8Z7KW9203		106615	MAR 21 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		25.00	PAYPAL *MINNESOTAAS		106615	MAR 21 COMDATA PCARD	0211.6451		MEMBERSHIP DUES
		14.99	ZOOM.US 888-799-9666		106615	MAR 21 COMDATA PCARD	0301.6315		MISCELLANEOUS PROFE
		65.00	MINNESOTA EROSION CONT		106615	MAR 21 COMDATA PCARD	0301.6335		TRAINING
		500.00	MINNESOTA STATE COLLEG		106615	MAR 21 COMDATA PCARD	0301.6335		TRAINING
		191.88	AMZN MKTP US*2R83A1O43		106615	MAR 21 COMDATA PCARD	9240.6315		MISCELLANEOUS PROFE
		6.45	KEYMELOCKSMITHS.COM		106615	MAR 21 COMDATA PCARD	9601.6249		MISCELLANEOUS OPER/
		663.56	RADCO BLAINE		106615	MAR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		680.00	U OF M CONTLEARNING		106615	MAR 21 COMDATA PCARD	9601.6335		TRAINING

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99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		22.79	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		17.99	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		53.04	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.28	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		42.97	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		58.10	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.60	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		45.14	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.19	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.15	CASEYS GEN STORE 1988		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		33.59	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		42.73	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		23.31	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.47	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.27	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.28	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		14.40	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.24	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.81	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		47.70	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		41.49	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0194.6223		GASOLINE
		10.22	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		4.50	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		37.11	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		42.80	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		34.72	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		54.16	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE

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99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued.
		15.60	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		20.59	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		10.84	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		32.50	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		19.38	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.36	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		14.25	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		64.55	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		16.05	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.98	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		12.76	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		22.68	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.67	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		26.47	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0194.6223		GASOLINE
		32.91	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		46.48	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		55.13	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.51	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		58.18	SPEEDWAY 04508		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.42	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		52.51	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0194.6223		GASOLINE
		55.25	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		51.02	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.18	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		57.98	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		31.00	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		20.00	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE

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99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued.
		25.23	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		57.79	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.19	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		63.34	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		48.86	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.84	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.32	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.68	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		51.63	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		63.01	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.59	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.48	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		46.97	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.21	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.70	KWIK TRIP 47400004747		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.32	KWIK TRIP 47400004747		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.58	KWIK TRIP 47400004747		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.42	KWIK TRIP 47400004747		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.38	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.39	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.83	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		8.94	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		16.60	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.24	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.22	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.62	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.14	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		31.38	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.28	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		43.56	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		19.12	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.47	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.43	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.31	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.30	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.82	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.50	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.89	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.55	SPEEDWAY 04773 11872 R		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		45.14	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		44.81	SPEEDWAY 04508		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.99	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.33	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.56	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.61	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.80	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.41	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.55	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.02	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.84	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.77	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.65	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.09	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.14	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued.
		31.52	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.24	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.39	SPEEDWAY 04508		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.35	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.11	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.08	SPEEDWAY 04508		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.68	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.06	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.28	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.67	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.30	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		17.25	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.91	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.22	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.20	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.90	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.46	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		19.03	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.61	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.35	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.25	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		27.70	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.58	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.47	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.02	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.88	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.60	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		35.11	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.96	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		47.94	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.67	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.88	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.84	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.39	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		15.29	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		27.56	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		44.15	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		45.78	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		45.40	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.75	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		44.23	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		22.67	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.50	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.65	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.04	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.93	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.20	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		46.67	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.41	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		22.48	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.06	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		44.30	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.69	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		51.75	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		39.53	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.18	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.92	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.37	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.13	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.58	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.43	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.42	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.92	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.63	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.69	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.27	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.12	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.34	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		13.12	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		44.50	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0194.6223		GASOLINE
		53.43	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0194.6223		GASOLINE
		53.41	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0301.6223		GASOLINE
		33.71	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0240.6223		GASOLINE
		33.14	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0240.6223		GASOLINE
		27.55	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0240.6223		GASOLINE
		30.80	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0240.6223		GASOLINE
		24.50	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0240.6223		GASOLINE
		61.43	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0301.6223		GASOLINE
		30.01	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		18.77	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		3.03	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL

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99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued.
		23.37	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		25.30	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		29.56	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		25.30	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		29.21	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		35.00	BILL'S SUPERETTE #11 (		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		26.75	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		27.96	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		26.53	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		65.27	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		36.97	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		21.89	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		37.41	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		26.08	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		38.21	BILL'S SUPERETTE #11 (		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		44.49	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		23.77	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		35.61	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		21.80	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		17.01	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		26.90	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		27.33	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		21.01	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		29.19	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		59.68	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		54.47	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		54.56	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		51.78	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		32.22	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		44.25	CASEYS GEN STORE 1988		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		36.41	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		36.63	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		40.95	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		16.38	BILL'S SUPERETTE #11 (		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		47.04	BILL'S SUPERETTE #11 (		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		40.91	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0220.6223		GASOLINE
		33.79	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		71.01	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		44.13	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		36.72	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		57.00	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		26.85	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		62.30	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		21.84	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		76.86	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		32.40	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		35.85	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		68.99	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		30.25	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		113.46	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		68.47	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		.07	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		92.07	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		14.31	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		50.60	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		44.21	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		8.61	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		93.87	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		42.49	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		74.71	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		.14	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		73.73	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		84.47	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		78.76	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		59.21	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		17.22	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		44.47	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		26.63	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		52.91	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		58.10	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0311.6223		GASOLINE
		42.10	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		43.64	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		29.57	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		71.98	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		66.75	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		60.67	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		33.66	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0452.6223		GASOLINE
		42.00	KWIK TRIP 42900004291		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.71	KWIK TRIP 47400004747		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.04	KWIK TRIP 81200008128		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		19.32	HOLIDAY STATIONS 0440		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		33.59	HOLIDAY STATIONS 0331		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		45.54	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.03	HOLIDAY STATIONS 0241		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.00	HOLIDAY STATIONS 0241		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.53	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.48	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.02	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.51	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.93	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.46	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.49	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.75	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.72	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.04	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		44.33	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.92	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.09	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.01	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.26	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.08	HOLIDAY STATIONS 0395		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.93	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.51	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.64	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.36	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	0211.6223		GASOLINE
		89.27	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		93.46	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		68.56	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041521	4/15/2021		108768 COMDATA NETWORK INC						Continued
		63.45	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		47.40	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		63.45	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		68.25	BILL'S SUPERETTE #8 (F		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		67.96	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		34.36	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	9601.6223		GASOLINE
		81.90	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	9602.6223		GASOLINE
		71.90	CASEYS RAMSEY		106616	MAR 21 COMDATA FUEL	9602.6223		GASOLINE
		86.02	HOLIDAY STATIONS 0323		106616	MAR 21 COMDATA FUEL	9602.6223		GASOLINE
		75.66	LITTLE DUKES RAMSEY		106616	MAR 21 COMDATA FUEL	9602.6223		GASOLINE
		20,155.01							
99041621	4/16/2021		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,756.10			106602	0415219253910	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,756.10							
99522247	4/16/2021		100223 ICMA RETIREMENT TRUST 457						
		1,920.85			106601	041521925391	9101.2175		DEFERRED COMPENSAT
		1,920.85							
99673071	4/16/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		10,310.18			106604	0415219253912	9101.2175		DEFERRED COMPENSAT
		10,310.18							
99675608	4/16/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		3,841.26			106605	0415219253913	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,841.26							
99724421	4/16/2021		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		986.67			106503	0401218161611	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,002.93			106603	0415219253911	9101.2176		LIFE/HEALTH-EMPLOYEE
		949.27	LTD Preim		106603	0415219253911	9101.2170		DENTAL/DISABILITY/LIFE
		2,938.87							
		275,038.71	Grand Total						

Payment Instrument Totals

Checks	47,825.28
EFT Payments	177,898.84
A/P ACH Payment	49,314.59
Total Payments	275,038.71

Payment Group Control Number	3198		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
117700	A HARD DAY'S NIGHT	DEP CONCERT 7/29/2021	PV	106720	001	09270	3/29/2021	032921	300.00
	A HARD DAY'S NIGHT 7360 GALLAGHER DRIVE APT 101 EDINA MN 55435			Summary Total					300.00
				Payment Amount					300.00
118470	ABSEY ENTERTAINMENT	DEP CONCERT 7/1/2021	PV	106721	001	09270	3/29/2021	032921	270.00
	ABSEY ENTERTAINMENT 1272 JESSIE STREET	DEP CONCERT 8/12/2021	PV	Summary Total 106722	001	09270	3/29/2021	032921A	270.00 270.00
	ST PAUL MN 55130			Summary Total					270.00
				Payment Amount					540.00
117651	ACCESS MECHANICAL INC	REPAIR HVAC SYSTEM	PV	106779	001	09101	4/15/2021	022321-1121	2,240.50
	ACCESS MECHANICAL INC P O BOX 5 CIRCLE PINES MN 55014			Summary Total					2,240.50
				Payment Amount					2,240.50
118476	ACTS-TREME TALENT LLC	DEP CONCERT 8/5/2021	PV	106723	001	09270	4/13/2021	041321	300.00
	ACTS-TREME TALENT LLC N4495 385TH STREET	DEP CONCERT 7/15/2021	PV	Summary Total 106724	001	09270	4/13/2021	041321A	300.00 180.00
	MENAMONIE WI 54751			Summary Total					180.00
				Payment Amount					480.00
118165	ARCHITECT MECHANICAL INC	PAY APP 3 PW CAMPUS	PV	106690	001	09438	4/12/2021	041221	188,237.75
	ARCHITECT MECHANICAL INC 2917 ANTHONY LANE NORTH ST ANTHONY MN 55418			Summary Total					188,237.75
				Payment Amount					188,237.75
100063	ASPEN MILLS	FIRE DEPT FLEECE JACKETS	PV	106623	001	09101	4/2/2021	272055	145.00
	ASPEN MILLS 8201 C CENTRAL AVE NE	BIKE TEAM GEAR	PV	Summary Total 106757	001	09101	4/6/2021	272196	145.00 733.80

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Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SPRING LAKE PARK MN 55432							Summary Total	733.80
								Payment Amount	878.80
118203	ATOMIC ARCHITECTURAL SHEET METAL INC	PAY EST 2 PW CAMPUS	PV	106691	001	09438	4/12/2021	041221	19,000.00
	ATOMIC ARCHITECTURAL SHEET METAL INC							Summary Total	19,000.00
	3207 LABORE ROAD	PAY APP 3 PW CAMPUS	PV	106692	001	09438	4/12/2021	041221 A	98,553.00
	VADNAIS HEIGHTS MN 55110							Summary Total	98,553.00
								Payment Amount	117,553.00
111922	BLUE LINE CUSTOM FABRICATION, LLC	WORK ON PD ATV	PV	106731	001	09101	3/30/2021	210008	484.01
	BLUE LINE CUSTOM FABRICATION, LLC 13854 191ST COURT NW ELK RIVER MN 55330							Summary Total	484.01
								Payment Amount	484.01
100086	BLUE VELVET INC	FIRE DEPT WASHES APRIL 21	PV	106732	001	09101	4/12/2021	041221	128.34
	BLUE VELVET INC 14101 ST FRANCIS BLVD NW RAMSEY MN 55303							Summary Total	128.34
								Payment Amount	128.34
100306	BUREAU OF CRIMINAL APPREHENSION	BCA/STATE ACCESS JAN-MAR 21	PV	106651	001	09101	3/31/2021	00000649603	390.00
	BUREAU OF CRIMINAL APPREHENSION BUSINESS SHARED SERVICES 1430 MARYLAND AVENUE EAST ST PAUL MN 55106							Summary Total	390.00
								Payment Amount	390.00
116439	CANTEEN VENDING	COFFEE	PV	106626	001	09101	3/9/2021	MSP23593	144.48
	CANTEEN VENDING P O BOX 91337 CHICAGO IL 60693-1337							Summary Total	144.48
								Payment Amount	144.48
100122	COOP'S LOCKSMITH	IMPOUND LOT KEYS (5)	PV	106627	001	09101	4/7/2021	51496	10.00

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Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SERVICES								
	COOP'S LOCKSMITH SERVICES 220 WEST MAIN STREET ANOKA MN 55303			Summary Total					10.00
				Payment Amount					10.00
100167	CORNERSTONE FORD	SEAT HANDLE	PV	106665	001	09101	4/5/2021	15329328	14.01
	CORNERSTONE FORD			Summary Total					14.01
	17219 HIGHWAY 10 NW	SEAT HANDLE	PV	106736	001	09101	4/7/2021	15329652 1	14.01
	PO BOX 304 ELK RIVER MN 55330			Summary Total					14.01
				Payment Amount					28.02
112411	COUNTRY SIDE SERVICES ON MN INC	SNOW DEFLECTOR 410	PV	106628	001	09101	4/7/2021	1-104573-01	262.02
	COUNTRY SIDE SERVICES ON MN INC 6228 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					262.02
				Payment Amount					262.02
106065	DIVERSIFIED TEXTURING AND ENGRAVING	4 BOARDS ENGRAVED	PV	106760	001	09101	4/14/2021	1231	190.00
	DIVERSIFIED TEXTURING AND ENGRAVING 1609 99TH LANE NE BLAINE MN 55449-4430			Summary Total					190.00
				Payment Amount					190.00
104267	ELITE SANITATION	RENT TOILETS PARKS-MAR 21	PV	106670	001	09101	4/3/2021	27484	108.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					108.00
				Payment Amount					108.00
100733	ELK RIVER WINLECTRIC CO	INTERIOR LIGHTS TOWER 2	PV	106671	001	09601	3/23/2021	332663 00	475.56
	ELK RIVER WINLECTRIC CO 12777 MEADOWVALE ROAD SUITE A			Summary Total					475.56

Payment Group Control Number	3198		
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Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ELK RIVER MN 55330								
				Payment Amount					475.56
100169	EMERGENCY APPARATUS MAINTENANCE INC	AIR HORN GASKET	PV	106631	001	09101	3/29/2021	117177	81.20
	EMERGENCY APPARATUS MAINTENANCE INC			Summary Total					81.20
	7512 4TH AVENUE	ANNUAL TEST 2021 574	PV	106632	001	09101	4/6/2021	116507	2,840.87
	LINO LAKES MN 55014			Summary Total					2,840.87
		ANNUAL PUMP TEST/MISC 565	PV	106633	001	09101	4/6/2021	116505	782.48
				Summary Total					782.48
		SERVICE CALL 567	PV	106634	001	09101	4/8/2021	116874	2,799.89
				Summary Total					2,799.89
		SERVICE CALL 562	PV	106635	001	09101	4/8/2021	117171	999.02
				Summary Total					999.02
				Payment Amount					7,503.46
100143	FERGUSON WATERWORKS # 2516	N SIGHT SOFTWARE 2021	PV	106636	001	09601	4/7/2021	0471353	2,100.00
	FERGUSON WATERWORKS 2516			Summary Total					2,100.00
	P O BOX 802817	WATER METERS	PV	106637	001	09601	4/6/2021	0471082	32,367.00
	CHICAGO IL 60680-2817			Summary Total					32,367.00
				Payment Amount					34,467.00
114103	GILLUND ENTERPRISES	SPRAY LUBE	PV	106739	001	09101	4/13/2021	878670	211.16
	GILLUND ENTERPRISES			Summary Total					211.16
	14760 MARTIN DRIVE								
	EDEN PRAIRIE MN 55344								
				Payment Amount					211.16
118461	GRANITE CITY ROOFING INC	PAY APP 1 PW CAMPUS	PV	106702	001	09438	4/12/2021	041221	548,762.75
	GRANITE CITY ROOFING INC			Summary Total					548,762.75
	P O BOX 1482								
	ST CLOUD MN 56302								
				Payment Amount					548,762.75
117332	HEARTLAND TIRE INC	4 TIRES	PV	106765	001	09101	4/6/2021	9020015	680.04

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Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303					Summary Total			680.04
						Payment Amount			680.04
117308	HELLO BOOKING INC	DEP CONCERT 7/22/2021	PV	106740	001	09270	3/29/2021	032921	225.00
	HELLO BOOKING INC 11623 EAST LAKETOWNE DRIVE ALBERTVILLE MN 55301					Summary Total			225.00
						Payment Amount			225.00
115760	HENRY SCHEIN INC	AIRWAY GUEDEL	PV	106638	001	09101	3/22/2021	91496636	7.44
	HENRY SCHEIN INC					Summary Total			7.44
	DEPT CH 10241	BLOOD PRESSURE MONITOR	PV	106766	001	09101	4/8/2021	92246606	56.19
	PALATINE IL 60055-0241					Summary Total			56.19
		I-GEL O2 RESUS PACKS	PV	106767	001	09101	4/8/2021	92219033	287.32
						Summary Total			287.32
						Payment Amount			350.95
118077	HERZOG COATINGS	PAY APP 3 PW CAMPUS	PV	106703	001	09438	4/12/2021	041221	9,500.00
	HERZOG COATINGS 2014 W ALCOTT AVENUE FERGUS FALLS MN 56537					Summary Total			9,500.00
						Payment Amount			9,500.00
118479	HORN, DAVID	DEP CONCERT 7/8/2021	PV	106741	001	09270	4/1/2021	040121	135.00
	DAVID HORN 9617 ELLIOT AVENUE SOUTH BLOOMINGTON MN 55420					Summary Total			135.00
						Payment Amount			135.00
114164	INITIAL DEFENSE PROTECTION SERVICES LLC	PD TRAINING	PV	106639	001	09101	4/8/2021	21-11	395.00
	INITIAL DEFENSE PROTECTION SERVICES LLC 13055 RIVERDALE DRIVE NW SUITE 500 COON RAPIDS MN 55448					Summary Total			395.00
						Payment Amount			

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CITY OF RAMSEY
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Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									395.00
106324	INSPECTRON INC	MARCH 21 INSPECTIONS	PV	106675	001	09101	4/2/2021	2021-042	11,830.00
	INSPECTRON INC			Summary Total					11,830.00
	CODE COMPLIANCE INSPECTIONS								
	15120 CHIPPENDALE AVE SUITE 202								
	ROSEMOUNT MN 55068								
				Payment Amount					11,830.00
118075	JACON LLC	PAY APP 3 PW CAMPUS	PV	106704	001	09438	4/12/2021	041221	9,500.00
	JACON LLC			Summary Total					9,500.00
	3900 LABORE ROAD								
	VADNAIS HEIGHTS MN 55110								
				Payment Amount					9,500.00
107712	KLAMM MECHANICAL CONTRACTORS	PAY APP 2 PW CAMPUS	PV	106705	001	09438	4/12/2021	041221	92,900.50
	KLAMM MECHANICAL CONTRACTORS			Summary Total					92,900.50
	12409 COUNTY ROAD 11	PAY APP 3 PW CAMPUS	PV	106706	001	09438	4/12/2021	041221A	60,339.25
	BURNSVILLE MN 55337			Summary Total					60,339.25
				Payment Amount					153,239.75
100256	LANO EQUIPMENT INC	CHAIN SPROCKET COVER	PV	106640	001	09101	4/12/2021	02-823307	22.59
	LANO EQUIPMENT INC			Summary Total					22.59
	6140 HIGHWAY 10 NW	FELLING TRAILER	PV	106641	001	09101	4/9/2021	02-823040	14,170.60
	ANOKA MN 55303			Summary Total					14,170.60
		ENGINE OIL 616	PV	106676	001	09101	4/2/2021	02-821354	119.67
				Summary Total					119.67
		MISC PARTS 695	PV	106677	001	09101	4/6/2021	02-822042	98.70
				Summary Total					98.70
		AIR FILTER	PV	106742	001	09101	4/13/2021	02-823680	25.38
				Summary Total					25.38
		BELT 690	PV	106768	001	09101	4/19/2021	02-824887	87.83
				Summary Total					87.83
		MULTI QUIP PLATE	PV	106769	001	09101	4/13/2021	02-823699	2,155.00
				Summary Total					2,155.00
		CHAIN SAW PARTS	PV	106770	001	09101	4/16/2021	02-824480	196.83
				Summary Total					196.83

Payment Group Control Number	3198		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
						Payment Amount			16,876.60
100258	LEAGUE OF MINNESOTA CITIES	MN STORM COAL. CONTRIB	PV	106781	001	09601	4/8/2021	340548	1,000.00
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044					Summary Total			1,000.00
						Payment Amount			1,000.00
118468	LEFEBVRE AND SONS INC	TRANSPORT FEE	PV	106642	001	09101	4/6/2021	2103622	4,950.00
	LEFEBVRE AND SONS INC 10895 171ST AVENUE NW ELK RIVER MN 55330					Summary Total			4,950.00
						Payment Amount			4,950.00
100262	LEHMANN'S OUTDOOR POWER EQUIP	CHAIN SAW BRAKE HANDLE	PV	106643	001	09101	4/5/2021	209103	71.27
	LEHMANN'S OUTDOOR POWER EQUIP 620 EAST RIVER ROAD ANOKA MN 55303					Summary Total			71.27
						Payment Amount			71.27
118472	LENHART, KEVIN	DEP CONCERT 6/24/2021	PV	106743	001	09270	3/29/2021	032921	270.00
	KEVIN LENHART 5301 PINEWOOD TRAIL EDINA MN 55436					Summary Total			270.00
						Payment Amount			270.00
117918	MACQUEEN EMERGENCY	REPAIR GEAR	PV	106646	001	09101	4/5/2021	P00206	237.32
	MACQUEEN EMERGENCY 1125 7TH STREET E					Summary Total			237.32
		MISC PARTS	PV	106746	001	09101	4/13/2021	P00313	28.72
	ST PAUL MN 55106					Summary Total			28.72
						Payment Amount			266.04
100270	MACQUEEN EQUIPMENT INC	AIR CLEANER	PV	106747	001	09605	4/7/2021	P33966	184.33

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Payment Group Control Number	3198		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
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Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MACQUEEN EQUIPMENT INC			Summary Total					184.33
	1125 7TH STREET EAST	MISC PARTS	PV	106771	001	09605	4/13/2021	P34137	362.18
	ST PAUL MN 55106			Summary Total					362.18
				Payment Amount					546.51
118201	MET CON CONSTRUCTION INC	PAY APP 3 PW CAMPUS	PV	106707	001	09438	4/12/2021	041221	127,062.50
	MET CON CONSTRUCTION INC 15760 ACRON TRAIL FARIBAULT MN 55021			Summary Total					127,062.50
				Payment Amount					127,062.50
108208	METRO PRODUCTS INC	GLOVES	PV	106708	001	09101	4/8/2021	158557	307.50
	METRO PRODUCTS INC			Summary Total					307.50
	7401 CENTRAL AVENUE NE	WELD GRAB HOOK	PV	106773	001	09101	4/15/2021	158699	93.72
	FRIDLEY MN 55432			Summary Total					93.72
				Payment Amount					401.22
106754	MID AMERICA METER INC	GASKETS/TEST PROPELLER/MISC	PV	106680	001	09601	3/31/2021	021-3637	767.00
	MID AMERICA METER INC P O BOX 860427 SHAWNEE KS 66286-0427			Summary Total					767.00
				Payment Amount					767.00
118036	MINNESOTA UTILITIES AND EXCAVATING LLC	PAY APP 6 PW CAMPUS	PV	106709	001	09438	4/12/2021	041221	5,495.75
	MINNESOTA UTILITIES AND EXCAVATING LLC 13932 LAKE DRIVE FOREST LAKE MN 55025			Summary Total					5,495.75
				Payment Amount					5,495.75
118469	MN WILD ANIMAL MANAGEMENT	OLD TOWNE HALL-INSPECTION	PV	106650	001	09230	4/2/2021	040221	249.00
	MN WILD ANIMAL MANAGEMENT 1069 109TH AVENUE NE BLAINE MN 55434			Summary Total					249.00
				Payment Amount					249.00

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CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3198		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115868	MOLIN CONCRETE	PAY APP 3 PW CAMPUS	PV	106710	001	09438	4/12/2021	041221	59,095.09
	MOLIN CONCRETE 415 LILAC STREET LINO LAKES MN 55014						Summary Total		59,095.09
							Payment Amount		59,095.09
118128	MPCA	M. GRAF SEWER CERT FEE	PV	106774	001	09602	4/20/2021	042021	45.00
	MINNESOTA POLUTION CONTROL AGENCY 520 LAFAYETTE ROAD NORTH ST PAUL MN 55155-4194						Summary Total		45.00
							Payment Amount		45.00
100360	NORTH STAR TOWING INC	PD TOWS MARCH 2021	PV	106654	001	09101	4/1/2021	040121	174.00
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303						Summary Total		174.00
							Payment Amount		174.00
118162	PROFESSIONAL SERVICE INDUSTRIES INC	PAY APP 2 PW CAMPUS	PV	106712	001	09438	4/12/2021	041221	10,155.02
	PROFESSIONAL SERVICE INDUSTRIES INC 2915 WATERS ROAD SUITE 112 EAGAN MN 55121						Summary Total		10,155.02
							Payment Amount		10,155.02
100418	RDO EQUIPMENT CO	MISC PARTS	PV	106776	001	09101	4/19/2021	P3204714	1,551.88
	RDO EQUIPMENT CO P O BOX 7160 FARGO ND 58106-7160						Summary Total		1,551.88
							Payment Amount		1,551.88
117956	RJM CONSTRUCTION LLC	PAY APP 7 PW CAMPUS	PV	106713	001	09438	4/12/2021	041221	94,847.23
	RJM CONSTRUCTION LLC 830 BOONE AVENUE NORTH GOLDEN VALLEY MN 55427						Summary Total		94,847.23
							Payment Amount		94,847.23

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CITY OF RAMSEY

Create Payment Control Groups

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Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118164	RTL CONSTRUCTION INC	PAY APP 3 PW CAMPUS	PV	106714	001	09438	4/12/2021	041221	27,792.06
	RTL CONSTRUCTION INC 290 SARAZIN STREET SHAKOPEE MN 55379						Summary Total		27,792.06
							Payment Amount		27,792.06
111128	SHERBURNE COUNTY SHERIFFS OFFICE	4/2/21 RANGE USE	PV	106656	001	09101	4/5/2021	0202104-RPD	90.00
	SHERBURNE COUNTY SHERIFFS OFFICE 13880 BUSINESS CENTER DRIVE NW ELK RIVER MN 55330						Summary Total		90.00
							Payment Amount		90.00
100440	SHORT ELLIOT HENDRICKSON INC	WTP TRUNK MAIN MAR 2021	PV	106715	001	09601	4/12/2021	402957	20,435.92
	SHORT ELLIOT HENDRICKSON INC P O BOX 64780 ST PAUL MN 55164-0780						Summary Total		20,435.92
							Payment Amount		20,435.92
111522	SIGNATION SIGN GROUP	PMT 2 L I ARMSTRONG DELANEY	PV	106657	001	09805	4/5/2021	15201	4,512.50
	SIGNATION SIGN GROUP 7624 BOONE AVENUE N SUITE 100 BROOKLYN PARK MN 55428-1019						Summary Total		4,512.50
							Payment Amount		4,512.50
117745	STARLETT'S WEB	DEP CONCERT 8/19/2021	PV	106753	001	09270	4/13/2021	041321	210.00
	STARLETT'S WEB 1507 BLACK OAKS PLACE N PLYMOUTH MN 55447						Summary Total		210.00
							Payment Amount		210.00
118034	STEENBERG WATRUD CONSTRUCTION LLC	PAY APP 3 PW CAMPUS	PV	106716	001	09438	4/12/2021	041221	49,764.80
	STEENBERG WATRUD CONSTRUCTION LLC 10967 CLARK ROAD INNER GROVE HEIGHTS MN 55077						Summary Total		49,764.80
							Payment Amount		49,764.80

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CITY OF RAMSEY
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Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118475	STERLING, MICK	DEP CONCERT 8/26/2021	PV	106754	001	09270	4/13/2021	041321	750.00
	MICK STERLING 8014 OLSON MEMORIAL HWY # 155 GOLDEN VALLEY MN 55427							Summary Total	750.00
								Payment Amount	750.00
118076	THORNBERG STEEL	PAY EST 5 PW CAMPUS	PV	106717	001	09438	4/12/2021	041221	366,584.10
	THORNBERG STEEL 23604 UNIVERSITY AVENUE NW BETHEL MN 55005							Summary Total	366,584.10
		PAY APP 6 PW CAMPUS	PV	106718	001	09438	4/12/2021	041221A	12,993.15
								Summary Total	12,993.15
								Payment Amount	379,577.25
108522	TOTAL CONTROL SYSTEMS, INC	WORK ON WELL 6	PV	106686	001	09601	4/5/2021	9709	1,882.97
	TOTAL CONTROL SYSTEMS, INC P O BOX 40 STANCHFIELD MN 55080							Summary Total	1,882.97
								Payment Amount	1,882.97
100495	TWIN CITIES FLAG SOURCE	SERVICE CALL FIRE 2	PV	106658	001	09101	3/31/2021	34901	170.90
	TWIN CITIES FLAG SOURCE 3240 - 199TH AVENUE NW ANOKA MN 55303							Summary Total	170.90
								Payment Amount	170.90
100822	WARGO NATURE CENTER	HIKING PROG 3-16/20-2021	PV	106730	001	09101	4/13/2021	11	200.00
	WARGO NATURE CENTER 7701 MAIN STREET LINO LAKES MN 55038							Summary Total	200.00
								Payment Amount	200.00
100529	WENDELL'S INC	D. OLSON BADGE	PV	106660	001	09101	4/2/2021	2550855	5.23
	WENDELL'S INC 6601 BUNKER LAKE BLVD							Summary Total	5.23

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Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	PO BOX 458 RAMSEY MN 55303-0458								
						Payment Amount			5.23
118166	WOLF RIVER ELECTRIC	PAY APP 3 PW CAMPUS	PV	106719	001	09438	4/12/2021	041221	77,733.24
	WOLF RIVER ELECTRIC 101 ISANTI PARKWAY NE # G ISANTI MN 55040								
						Summary Total			77,733.24
						Payment Amount			77,733.24
						Total Amount to be Processed			1,976,199.57
						Total Number of Payments to be Processed			61

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Payment Group Control Number	3199		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T A/P ACH Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
107867	ABM EQUIPMENT AND SUPPLY	VALVE/SWIVEL	PV	106661	001	09602	3/25/2021	0166929	375.81
	ABM EQUIPMENT AND SUPPLY 333 2ND STREET NE HOPKINS MN 55343					Summary Total			375.81
						Payment Amount			375.81
110402	ADVANCE AUTO PARTS	MARCH 2021 PURCHASES	PV	106725	001	09101	3/31/2021	033121	842.41
	ADVANCE AUTO PARTS	MARCH 2021 PURCHASES	PV	106725	002	09101	3/31/2021	033121	175.38
	AAP FINANCIAL SERVICES	MARCH 2021 PURCHASES	PV	106725	003	09101	3/31/2021	033121	3.59
	P O BOX 742063 ATLANTA GA 30374-2063					Summary Total			1,021.38
						Payment Amount			1,021.38
100017	AIRGAS USA, LLC	LEASE RENEWAL CYLINDERS	PV	106726	001	09101	4/1/2021	9978941943	88.33
	AIRGAS USA LLC					Summary Total			88.33
	P O BOX 802576	MISC GASES	PV	106727	001	09101	3/31/2021	9978232091	32.89
	CHICAGO IL 60680-2576					Summary Total			32.89
						Payment Amount			121.22
110744	ALLINA HEALTH SYSTEM	FIRST RESP TRAINING 3/31/21	PV	106728	001	09101	3/31/2021	CI00003051	2,400.00
	ALLINA HEALTH SYSTEM MISC BILLING NW 7710 P O BOX 9383 MINNEAPOLIS MN 55440-9383					Summary Total			2,400.00
						Payment Amount			2,400.00
106641	AMERICAN PRESSURE INC	PRESSURE WASHER HOSE	PV	106755	001	09101	4/15/2021	120248	156.75
	AMERICAN PRESSURE INC 3810 W BROADWAY ROBBINSDALE MN 55422					Summary Total			156.75
						Payment Amount			156.75
100026	ANDERSON IRRIGATION	EXCAVATING SLEEVES NEW PW	PV	106729	001	09412	4/12/2021	6	545.00
	ANDERSON IRRIGATION 3200 MAIN STREET NE SUITE 240					Summary Total			545.00

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Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNEAPOLIS MN 55448								
				Payment Amount					545.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	MARCH 21 FILINGS	PV	106662	001	09804	4/5/2021	040121 534	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	MARCH 21 FILINGS	PV	106662	002	09804	4/5/2021	040121 534	46.00
	2100 - 3RD AVENUE	MARCH 21 FILINGS	PV	106662	003	09804	4/5/2021	040121 534	46.00
	ANOKA MN 55303			Summary Total					138.00
				Payment Amount					138.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	1ST QTR 21 STATE ACCESS	PV	106756	001	09101	4/13/2021	AR017769	900.00
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303			Summary Total					900.00
				Payment Amount					900.00
116646	BASIC	FILING SERVICES 2020	PV	106624	001	09101	4/8/2021	10-589407	396.00
	BENEFIT ADMINISTRATIVE SERVICES INT'L CO PO BOX 775339 CHICAGO IL 60677-5339			Summary Total					396.00
				Payment Amount					396.00
100647	BOLTON AND MENK INC	JAN/FEB 21 RIVERDALE DRIVE	PV	106663	001	09402	3/22/2021	0266208	11,790.00
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					11,790.00
				Payment Amount					11,790.00
103641	BOYER TRUCKS ROGERS	WORK ON 600	PV	106625	001	09101	4/6/2021	485996	436.10
	BOYER TRUCKS	WORK ON 600	PV	106625	002	09101	4/6/2021	485996	67.85
	P O BOX 18338 MINNEAPOLIS MN 55418			Summary Total					503.95
				Payment Amount					503.95
112019	CENTRAL HYDRAULICS INC	O RINGS	PV	106664	001	09101	3/29/2021	69358	4.32

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CITY OF RAMSEY
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Payment Instrument	T A/P ACH Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CENTRAL HYDRAULICS INC				Summary Total				4.32
	21877 INDUSTRIAL COURT	MISC SUPPLIES	PV	106733	001	09101	4/9/2021	69548	293.68
	ROGERS MN 55374				Summary Total				293.68
					Payment Amount				298.00
114549	CHETS SHOES INC	WORK BOOTS	PV	106758	001	09101	3/31/2021	50625	150.00
	CHETS SHOES INC	WORK BOOTS	PV	106758	002	09101	3/31/2021	50625	150.00
	8870 RENDOVA STREET NE	WORK BOOTS	PV	106758	003	09101	3/31/2021	50625	294.49
	CIRCLE PINES MN 55014	WORK BOOTS	PV	106758	004	09101	3/31/2021	50625	600.00
					Summary Total				1,194.49
					Payment Amount				1,194.49
116197	CINTAS CORPORATION	FIRE DEPT- MATS	PV	106734	001	09101	4/7/2021	4080795890	16.56
	CINTAS CORPORATION				Summary Total				16.56
	CINTAS LOC #4K	UNIFORM CLEANING	PV	106735	001	09101	4/7/2021	4080796012	16.50
	P O BOX 650838	UNIFORM CLEANING	PV	106735	002	09101	4/7/2021	4080796012	5.00
	DALLAS TX 75265-0838	UNIFORM CLEANING	PV	106735	003	09101	4/7/2021	4080796012	14.11
		UNIFORM CLEANING	PV	106735	004	09101	4/7/2021	4080796012	14.11
					Summary Total				49.72
		UNIFORM CLEANING	PV	106759	001	09101	4/14/2021	4081411213	16.50
		UNIFORM CLEANING	PV	106759	002	09101	4/14/2021	4081411213	5.00
		UNIFORM CLEANING	PV	106759	003	09101	4/14/2021	4081411213	12.94
		UNIFORM CLEANING	PV	106759	004	09101	4/14/2021	4081411213	12.94
					Summary Total				47.38
					Payment Amount				113.66
100120	CONTINENTAL RESEARCH CORP	MISTER FRESH	PV	106780	001	09101	4/16/2021	0025384	212.00
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110				Summary Total				212.00
					Payment Amount				212.00
101185	DO ALL PRINTING COM INC	BUSINESS CARDS C. WEISS	PV	106629	001	09101	4/7/2021	51044	37.00
	DO ALL PRINTING COM INC				Summary Total				37.00
	6360 HIGHWAY 10 NW	JACKETS	PV	106761	001	09101	4/19/2021	51180	66.49
	RAMSEY MN 55303	JACKETS	PV	106761	002	09101	4/19/2021	51180	36.66
					Summary Total				103.15
					Payment Amount				140.15

Payment Group Control Number 3199
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Payment Instrument T A/P ACH Payment
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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	MARCH 2021 SERVICES	PV	106630	001	09101	3/31/2021	03 2021	6,088.97
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082				Summary Total				6,088.97
					Payment Amount				6,088.97
100158	ECM PUBLISHERS INC	PH 19-147	PV	106666	001	09804	3/26/2021	826481	69.88
	ECM PUBLISHERS INC				Summary Total				69.88
	4095 COON RAPIDS BLVD	PH 21-111	PV	106667	001	09804	3/26/2021	826480	75.25
	COON RAPIDS MN 55433				Summary Total				75.25
		PH 21-112	PV	106668	001	09804	3/26/2021	826479	107.50
					Summary Total				107.50
		PH ORD AMEND	PV	106669	001	09101	3/26/2021	826482	86.00
					Summary Total				86.00
		OVERLAY BIDS 2021-05	PV	106693	001	09402	4/2/2021	828014	225.75
					Summary Total				225.75
		BIDS 2021 03	PV	106694	001	09435	4/2/2021	828015	215.00
					Summary Total				215.00
		OVERLAY 2021 04	PV	106695	001	09435	4/2/2021	828016	215.00
					Summary Total				215.00
		BIDS PUMPHOUSE 3	PV	106696	001	09601	4/9/2021	829113	107.50
					Summary Total				107.50
					Payment Amount				1,101.88
113651	ELECTRO WATCHMAN INC	DOOR ACCESS CONTROL REPAIR	PV	106737	001	09101	4/7/2021	365384	922.08
	ELECTRO WATCHMAN INC ONE W WATER STREET SUITE 110 ST PAUL MN 55107				Summary Total				922.08
					Payment Amount				922.08
113321	FACTORY MOTOR PARTS CO	OIL/SPLASHWASH	PV	106738	001	09101	4/13/2021	6-1588561	2.49
	FACTORY MOTOR PARTS CO	OIL/SPLASHWASH	PV	106738	002	09101	4/13/2021	6-1588561	17.52
	BIN 139107				Summary Total				20.01
	P O BOX 9107	AIR CLEANER 698	PV	106762	001	09101	4/19/2021	6-1588951	52.50
	MINNEAPOLIS MN 55480-9107				Summary Total				52.50

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		AIR CLEANER 601	PV	106763	001	09101	4/16/2021	6-1588876	52.50
				Summary Total					52.50
				Payment Amount					125.01
107737	FINANCE AND COMMERCE INC	RE-BUSINESS PARK	PV	106697	001	09435	4/6/2021	745019616	185.65
	FINANCE AND COMMERCE INC			Summary Total					185.65
	SDS 12-2619	NEIGH. OVERLAY 2021 04	PV	106698	001	09435	4/6/2021	745019617	188.07
	P O BOX 86			Summary Total					188.07
	MINNEAPOLIS MN 55486-2619	MSA OVERLAY 2021 05	PV	106699	001	09402	4/6/2021	745019618	190.49
				Summary Total					190.49
				Payment Amount					564.21
100186	FRANKENSIGNS INC	TWO CUBICAL NAME SIGNS	PV	106700	001	09101	4/9/2021	277223	52.00
	FRANKENSIGNS			Summary Total					52.00
	9991 GOODHUE STREET NE								
	P O BOX 490301								
	BLAINE MN 55449								
				Payment Amount					52.00
100200	GOPHER STATE ONE CALL INC	MARCH 21 263 TICKETS	PV	106672	001	09601	3/31/2021	1030689	118.35
	GOPHER STATE ONE CALL	MARCH 21 263 TICKETS	PV	106672	002	09601	3/31/2021	1030689	118.35
	7223 PARKWAY DRIVE SUITE 210	MARCH 21 263 TICKETS	PV	106672	003	09601	3/31/2021	1030689	118.35
	HANOVER MD 21076-1317			Summary Total					355.05
				Payment Amount					355.05
100650	GRAINGER	MISC LIGHTING SUPPLIES	PV	106701	001	09101	4/12/2021	9865851829	180.34
	GRAINGER INC			Summary Total					180.34
	DEPT. 806511127	LEATHER GLOVES	PV	106764	001	09101	4/13/2021	9867472186	95.76
	PALATINE IL 60038-0001			Summary Total					95.76
				Payment Amount					276.10
112564	GROUP HEALTH INC WORKSITE	MARCH 2021	PV	106674	001	09101	3/28/2021	W818632	94.00

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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	GROUP HEALTH INC WORKSITE MAIL STOP # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					94.00
				Payment Amount					94.00
100211	HAWKINS INC	CHEMICALS	PV	106673	001	09601	4/2/2021	4910211	4,401.70
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					4,401.70
				Payment Amount					4,401.70
100266	LOGIS	APRIL 21 SERVICE	PV	106644	001	09101	4/1/2021	50174	18,355.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					18,355.00
	5750 DULUTH STREET	MS SA RENEWAL ENTRUST	PV	106744	001	09101	3/31/2021	50275	15,904.86
	GOLDEN VALLEY MN 55422-4036			Summary Total					15,904.86
		NETWORK SERCIVES MAR 21	PV	106745	001	09101	3/31/2021	50239	3,362.50
				Summary Total					3,362.50
				Payment Amount					37,622.36
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	AUDIT THROUGH 3/31/2021 (2020)	PV	106645	001	09101	4/7/2021	49906	11,190.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					11,190.00
				Payment Amount					11,190.00
113658	MARCO	APRIL 21 SERVICE	PV	106678	001	09101	4/1/2021	INV8604938	60.00
	MARCO			Summary Total					60.00
	NW 7128 PO BOX 1450	INSTALL AV/PROJECTOR FF1	PV	106748	001	09234	4/12/2021	INV8639074	6,930.00
	MINNEAPOLIS MN 55485-7128			Summary Total					6,930.00
				Payment Amount					6,990.00
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	106772	001	09101	4/8/2021	48869	43.03
	MENARDS COON RAPIDS			Summary Total					43.03

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3199
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2021

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	3045 MAIN STREET COON RAPIDS MN 55433								
				Payment Amount					43.03
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	106647	001	09101	4/2/2021	28936	68.71
	MENARDS ELK RIVER			Summary Total					68.71
	19521 EVANS STREET NW	MISC SUPPLIES	PV	106679	001	09601	3/24/2021	28436	50.28
	ELK RIVER MN 55330-1077			Summary Total					50.28
		MISC SUPPLIES	PV	106749	001	09101	4/6/2021	29148	639.94
		MISC SUPPLIES	PV	106749	002	09101	4/6/2021	29148	89.85
				Summary Total					729.79
				Payment Amount					848.78
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER MAY 2021	PV	106649	001	09602	4/8/2021	0001122290	70,433.39
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					70,433.39
				Payment Amount					70,433.39
100289	METRO SALES INC	COPIER CONTRACT JAN-MAR 21	PV	106648	001	09101	4/1/2021	INV1789702	1,148.25
	METRO SALES INC	COPIER CONTRACT JAN-MAR 21	PV	106648	002	09101	4/1/2021	INV1789702	342.99
	1620 EAST 78TH STEET MINNEAPOLIS MN 55423			Summary Total					1,491.24
				Payment Amount					1,491.24
113909	MOBILE VEHICLE INTEGRATION	PUSH BUMPER REPAIR 373	PV	106652	001	09101	4/6/2021	21-04042	105.00
	MOBILE VEHICLE INTEGRATION			Summary Total					105.00
	835 XENIA AVENUE NW	SWAP MODEMS IN SQUADS	PV	106653	001	09101	4/6/2021	21-03040	852.60
	ELK RIVER MN 55330			Summary Total					852.60
		WORK ON 559	PV	106750	001	09101	4/9/2021	21-04049	274.00
				Summary Total					274.00
		WORK ON 333	PV	106751	001	09101	4/9/2021	21-04048	493.75
				Summary Total					493.75
				Payment Amount					1,725.35

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3199		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115167	NET TRANSCRIPTS INC	TRANSCRIPTION	PV	106775	001	09101	3/31/2021	NT3042	142.19
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014				Summary Total				142.19
					Payment Amount				142.19
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	106655	001	09101	4/6/2021	201312	201.70
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433				Summary Total				201.70
		SUPPLIES	PV	106711	001	09101	4/12/2021	201349	47.80
					Summary Total				47.80
		MISC SUPPLIES	PV	106782	001	09101	4/16/2021	201405	341.07
					Summary Total				341.07
					Payment Amount				590.57
115071	NORTHLAND OCCUPATIONAL HEALTH	DRUG SCREEN/TESTING	PV	106681	001	09101	4/7/2021	10137	150.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303				Summary Total				150.00
					Payment Amount				150.00
112421	PERRILL	ROW WAY WEB APP APRIL 2021	PV	106682	001	09101	4/1/2021	254115	200.00
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305				Summary Total				200.00
					Payment Amount				200.00
111488	POPP.COM INC	MARCH 2021 SERVICES	PV	106683	001	09101	3/31/2021	992668101	88.17
	POPP.COM INC 620 MENDELSSOHN AVE NO SUITE 101 GOLDEN VALLEY MN 55427	MARCH 2021 SERVICES	PV	106683	002	09101	3/31/2021	992668101	39.18
		MARCH 2021 SERVICES	PV	106683	003	09101	3/31/2021	992668101	48.97
		MARCH 2021 SERVICES	PV	106683	004	09101	3/31/2021	992668101	186.09
		MARCH 2021 SERVICES	PV	106683	005	09101	3/31/2021	992668101	29.38
		MARCH 2021 SERVICES	PV	106683	006	09101	3/31/2021	992668101	112.64
		MARCH 2021 SERVICES	PV	106683	007	09101	3/31/2021	992668101	44.06
		MARCH 2021 SERVICES	PV	106683	008	09101	3/31/2021	992668101	112.83
		MARCH 2021 SERVICES	PV	106683	009	09101	3/31/2021	992668101	90.36
		MARCH 2021 SERVICES	PV	106683	010	09101	3/31/2021	992668101	110.28
		MARCH 2021 SERVICES	PV	106683	011	09101	3/31/2021	992668101	60.24

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3199		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
								Summary Total	922.20
								Payment Amount	922.20
116092	ROADKILL ANIMAL CONTROL	1 DEER CALL	PV	106752	001	09101	4/8/2021	040821	93.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337							Summary Total	93.00
								Payment Amount	93.00
115381	RUMRIVER ART CENTER	MARCH 2021 CLASSES	PV	106783	001	09101	4/7/2021	1214572	743.39
	RUMRIVER ART CENTER 2665 4TH AVENUE SUITE 102 ANOKA MN 55303							Summary Total	743.39
								Payment Amount	743.39
100431	SAFETY KLEEN CORPORATION	RECYCLE PARTS WASHER FLUID	PV	106777	001	09101	4/6/2021	CN12625691	110.97
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201							Summary Total	110.97
								Payment Amount	110.97
100485	TIMESAVER OFF SITE SECRETARIAL INC	MARCH 2021 MEETINGS	PV	106684	001	09101	3/31/2021	M26347	1,464.63
	TIMESAVER OFF SITE SECRETARIAL INC							Summary Total	1,464.63
	21021 KAROLINE COURT N	APRIL 21 MEETINGS	PV	106778	001	09101	4/14/2021	M26379	707.50
	FOREST LAKE MN 55025							Summary Total	707.50
								Payment Amount	2,172.13
112079	TOKLE INSPECTIONS INC	MARCH 21 SERVICES	PV	106685	001	09101	4/7/2021	040721	3,963.75
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448							Summary Total	3,963.75
								Payment Amount	3,963.75
106990	USA BLUE BOOK	PUMP	PV	106687	001	09601	4/2/2021	561937	674.95
	USA BLUE BOOK							Summary Total	674.95

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3199		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	PO BOX 9004 GURNEE IL 60031-9004								
						Payment Amount			674.95
112721	W W GOETSCH ASSOCIATES INC	2 PUMPS LS 7	PV	106659	001	09602	3/31/2021	105952	43,216.00
	W W GOETSCH ASSOCIATES INC 5250 WEST 74TH STREET SUITE 24 MINNEAPOLIS MN 55439-2226								
						Summary Total			43,216.00
						Payment Amount			43,216.00
106351	WATER LABORATORIES, INC	MAR 21 WATER TESTING	PV	106689	001	09601	4/3/2021	8459	660.00
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330								
						Summary Total			660.00
						Payment Amount			660.00
112515	WSB AND ASSOCIATES INC	GEN PLAN FEB 2021	PV	106688	001	09804	3/23/2021	R-015204-000-14	943.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416								
						Summary Total			943.00
						Payment Amount			943.00
						Total Amount to be Processed			219,213.71
						Total Number of Payments to be Processed			48

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-116

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 8, 2021 THROUGH APRIL 21, 2021

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 8, 2021, through April 21, 2021, in the amount of $ 2,675,270.58 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period April 8, 2021, through April 21, 2021, in the amount of $ 2,675,270.58.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

Mayor Kuzma
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 9.**

Meeting Date: 04/27/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Brian McCann, Community Development

Information

Title:

Adopt Resolution #21-087 for a Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC

Purpose/Background:

The City has received an application from BK Land Development LLC (the "Applicant") for a Conditional Use Permit to construct and maintain two (2) ground signs on the property located at the Preserve at Northfork development (the "Subject Property"). The request is for two (2) ground signs identifying the development. Per City Code standard, the Subject Property is allowed 2 ground signs identifying the development, each at 32 square feet. The Applicant has proposed two signs, one at 20 square feet and one at 42.25 square feet.

Notification:

The Planning Commission met on March 4, 2021 and held a formal public hearing for the project. The City attempted to send a mailing via Standard US Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of the public hearing. No additional notification is required or was provided for this meeting.

Observations/Alternatives:

The Subject Property is about thirty-three (33) acres in size and located in the R-1 Residential (MUSA - 80) (80 foot wide lots) and R-2 Residential (MUSA - 50) (55 foot wide lots). The site is south of Alpine Drive, and west of Puma Street. The property abuts the Capstone Riverstone North Development, which is Planned Unit Development (PUD) for detached, single-family , and other surrounding properties include the golf course to the south and Northfork to the north, which are R-1 Residential (Rural Developing).

Per City Code, residential districts are allowed one area identification sign per vehicular access to a development, with an allowed area of thirty-two (32) square feet for each sign. One of the proposed signs will exceed the size requirement of thirty-two (32) square feet by approximately 10.25 feet. Having a ground sign is very typical for suburban developments, and increases from the standards are allowed by Conditional Use Permit. The request for a Conditional Use Permit appears to be reasonable and the proposed signage would be similar in nature to other developments around the City.

Planning Commission Meeting - April 8, 2021

The Planning Commission voted 7-0 recommending approval to the Ramsey City Council for Resolution #21-087 for a Conditional Use Permit for Oversized Area Identification Signs on the Subject Property at their regular April 8, 2021 meeting.

City Code Sections

- Section 117-518 Residential type districts
  - Area identification signs. One sign per vehicular access to a development, not to exceed 32 square feet in area is permitted.

Note that deviations from signage are processed via Conditional Use Permit (CUP) which require approval by the City Council. Conditional Uses are interpreted as being allowed in the district so long as certain conditions are met,

and the City can place conditions on the approval. Signage requests are not processed via variances, which are held to a more strict requirement per Statute.

Alternatives

Alternative 1: Adopt Resolution #21-087 for a Conditional Use Permit to deviate from the sign standards to allow for two signs, one at approximately 42.25 square feet, on the Subject Property.

Alternative 2: Deny Resolution #21-087 for a Conditional Use Permit.

Funding Source:

The Applicant is responsible for all costs associated with this application.

Recommendation:

Planning Commission recommends the City Council approve a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification sign on the Subject Property.

Action:

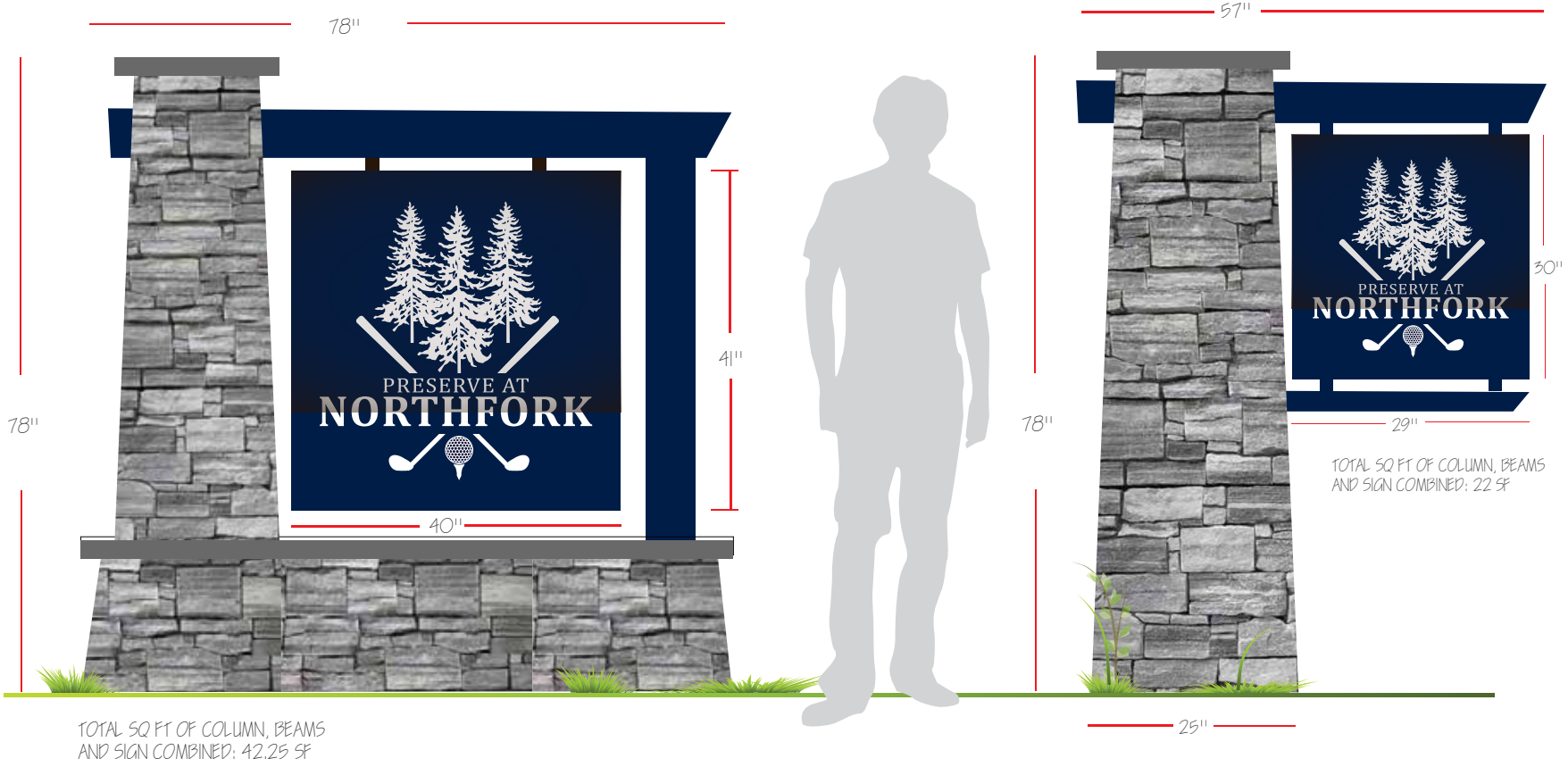
Motion to adopt Resolution #21-087 approving a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification development signs on the Subject Property.

Attachments

Sign Design
Site Location Map
Public Hearing Notice
Resolution #21-087

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:10 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:34 PM
Form Started By: Brian McCann		Started On: 04/14/2021 08:04 AM
Final Approval Date: 04/22/2021		



vitalSigns
DESIGN | SIGNS | GRAPHICS

NORTHFORK
2-25-21
vitalvisual.com



City of RAMSEY

Site Location Map

193225410004

Legend

Site

Parcels

N

Print Date: November 13, 2019

0 0.175 0.35 mi

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

NOTICE OF PUBLIC HEARING
PROJECT NO. 19-147: PRESERVE AT NORTHFORK

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Ramsey Planning Commission will hold a public hearing on Thursday, April 8, 2021, at 7:00 p.m.

The purpose of the hearing is to consider a request for a Conditional Use Permit to exceed signage of thirty-two (32) square feet for the Preserve at Northfork subdivision generally located south of Alpine Dr NW and west of Puma St NW.

All interested persons are invited to attend and comment on the proposed requests. The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Brian McCann at 763-433-9860 by noon on Thursday, April 1, 2021.

Those that are able to attend meetings remotely should do so to maintain appropriate social distancing standards. All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Written comments are welcome and shall be addressed to the Ramsey Planning Commission, 7550 Sunwood Drive NW, Ramsey, MN 55303. Written comments shall be received at the above address prior to 4:00 p.m. on April 8, 2021.

Chloe McGuire Brigl
Senior Planner

Date: March 26, 2021

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-087

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED AREA IDENTIFICATION SIGN ON THE PRESERVE AT NORTHFORK DEVELOPMENT AND DECLARING TERMS OF SAME

RECITALS

1. BK Land Development LLC, hereinafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit to construct and maintain two (2) area identification ground signs on the property generally known as the Preserve at Northfork subdivision (the "**Subject Property**").

2. That BK Land Development, LLC is the owner of the **Subject Property**.

3. That the **Subject Property** has a split zoning of R-1 MUSA (west side) and R-2 Medium Density Residential (east side) Districts.

4. The **Subject Property** is approximately thirty-three (33) acres in size.

5. That deviations from sign standards are permissible with the issuance of a Conditional Use Permit.

6. That per Section 117-518, one sign is allowed per vehicular access to a development, not to exceed 32 square feet in area. The Subject Property has two accesses and is allowed two area identification signs.

7. That the **Permittee** is proposing to construct two (2) area identification signs. One is proposed to be 42.25 square feet, and the other is proposed to be 20 square feet. The 42.25 square foot sign requires a Conditional Use Permit (the "**Signage**").

8. That the Planning Commission met and held a duly noticed public hearing on April 8, 2021 and minutes are hereby incorporated by reference.

9. That the City Council met and approved of the request on April 27, 2021.

FINDINGS OF FACT

1. That the **Signage** will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the **Signage** will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the **Signage** will be harmonious with and in accordance with the specific objectives of the comprehensive plan.

4. That the **Signage** will be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

5. That the **Signage** will not be hazardous to existing or future neighboring uses.

6. That the **Signage** will not impact essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools.

7. That the **Signage** will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

8. That the **Signage** will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

9. That the **Signage** will be consistent with the intent and purposes of the Zoning Chapter.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the **Signage** on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for the **Signage**, including two (2) development signs on the **Subject Property**, one at 20 square feet and one at 42.25 square feet.

2. That the **Permittee** shall obtain all necessary permits, including a Sign Permit, prior to construction of the **Sign** on the **Subject Property**.

3. That the **Permittee** shall comply with all applicable local, state, and federal regulations.

4. That no part of the **Signage**, above or below ground, shall encroach within any drainage and utility easement on the **Subject Property** without approval and execution of an Easement Encroachment Agreement.

5. That no additional ground signs will be permitted on the **Subject Property** unless in full compliance with City Code.

6. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

7. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.

8. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

9. That this **Permit** shall automatically expire if the use is not initiated by April 27, 2022 and issuance of a Sign Permit for the **Signage** shall be considered as initiating the use.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mark E. Kuzma and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Mark E. Kuzma and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

CC Regular Session **5. 10.**

Meeting Date: 04/27/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #21-090 Approving Storyteller Cafe, Case of Stories Foundation (Project 20-120)

Purpose/Background:

The purpose of this case is to review a proposed cafe within The COR from the Stories Foundation (the "Applicant") for Storyteller Cafe. The project site is currently owned by the City and is under purchase agreement from the Applicant. The site is approximately 0.52 acres and is part of Outlot B of the COR Stone Brook Academy Plat. The project site is unaddressed and located between Sunwood Drive NW and Veterans Drive NW, and along Yolite Street NW. The project proposes a mixed-use 2-story, 6,892 square foot building with a café, retail, office, and event space on the ground floor, residential uses on the second floor (3 units), and on-site parking including a drive-thru.

The Storyteller Cafe would serve breakfast and lunch as well as serving to provide office space to the nonprofit that runs the cafe along with retail and event space. The nonprofit currently employs two full time staff and two part time staff. The nonprofit would hire at least one more full time manager and 2-3 part time employees to run the cafe/retail space. The nonprofit goal is to begin to use the space to offer job training in year two of operation. Job training would be provided in a variety of industries and to vulnerable people and those who have been exploited.

Notification:

Notification is not required for Site Plan or Final Plat.

Observations/Alternatives:

The proposed project is located in the "COR-2 Commercial" subdistrict of the City's COR development plan. Below is a brief analysis of the COR2 guidelines, with a full review attached. Please note that Staff has queued this up as a contingent approval with some major contingencies listed below and included in the attached resolution. Typically, projects at this phase (that require major updates) would not be coming to Council until plans are closer to approval. However, this project has a scheduled closing date, and in order to get the Applicant feedback and allow them to start on closing documents, Staff has brought this forward as a contingent approval.

Final plans will come back to Council for final approval.

Architecture

Structures within this subdistrict are expected to make The COR unique, inviting and memorable. Architecture is to be '4-sided' at all locations visible to public areas. Emphasis is placed on great design along the public street frontage. The Applicant provided an image showing the front of the structure (north elevation) but not the east, west, or south elevations. The north elevation shows quality materials and a high level of architecture and Staff is supportive of the architecture shown but will need to see the elevations of the other three sides of the building to verify the "4-sided" architecture.

- Contingency of Approval: Provide elevations for all 4 sides of the building including 4 sided architecture with no vinyl lap siding, update rear elevation with additional articulation. Move garbage enclosure away from drive-thru lane. Confirm that ADA Parking Stalls meet State requirements.

Build to Line

The build to line required is 15 feet. That distance is to be measured from building front to right-of-way (40% of

front facade required to be within the max.)

- Contingency of Approval: Revise the site plan to be a maximum of 15 feet from Sunwood Drive property line. Delineate edge of patio with planters, planter boxes, or another edging treatment to help clearly identify public and private areas.

Off-street parking and access

The applicant has proposed a parking area located on the south part of the lot, with two proposed parking accesses along Yolite Street NW. There are 14 parking stalls proposed, which includes two accessible stalls located closest to the building. The parking standards in the COR District are as follows: 2 stalls per 1,000 square feet for retail and office uses and 3 stalls per 1,000 square feet for restaurant uses. A more detailed breakdown of the floorplan would enable staff to calculate the required stalls for the building.

Drive thru: The applicant has proposed a drive thru. Adequate stacking distance of not less than five vehicles shall be provided. The site plan should more clearly define the drive thru area and must demonstrate the provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks, or pedestrian access to the main entry of the building.
Screening shall be provided of automobile headlights in the drive-thru lane to windows and doors of adjacent uses. Screening must be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

- Contingency of Approval: Modify drive-thru onsite to meet stacking requirements and safe traffic entrances. Provide a stacking diagram and ensure that the diagram shows headlight direction and update with screening onsite if needed. Add bike rack to site.

Residential Component

The floor plan on the second floor shows three apartment units. The Subject Property is approximately 0.52 acres. This project is the city's first true vertically mixed use (residential/commercial) building.

Next Steps

Tonight's approval is a contingent approval allowing the Applicant some surety that the City is supportive of the project moving forward. After plans are updated, Staff will bring the project back for final approvals. Additionally, a development agreement must come back for Council approval.

Funding Source:

Costs associated with this proposal are the responsibility of the Applicant.

Recommendation:

Staff is supportive of the project moving forward with contingencies and direction as noted throughout the case. Staff recommends approving the project contingent upon approved plans, which require significant engineering updates to ensure the project site functions (e.g. grading, utilities, paving, etc.). Staff will bring the project back after plans are updated for final approval. Staff recommends a contingent approval at this time to allow the Applicant to begin closing on the Subject Property and provide the Applicant some assurance that the City is supportive of the project.

Action:

Motion to adopt Resolution #21-090 approving the project contingent upon revised plan sheets.

Attachments

Site Location Map

Site Plan

Plat

Building Elevation

Ground Floor Plan
Second Floor Plan
Planning Review
Changemark Report (Staff Comments)
ACTION: Resolution 21-090

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:15 AM
Tim Gladhill	Tim Gladhill	04/22/2021 12:23 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:38 PM
Form Started By: Chloe McGuire Brigl		Started On: 04/14/2021 01:22 PM
Final Approval Date: 04/22/2021		



City of RAMSEY

Site Location Map

7800 Sunwood Dr NW

Legend

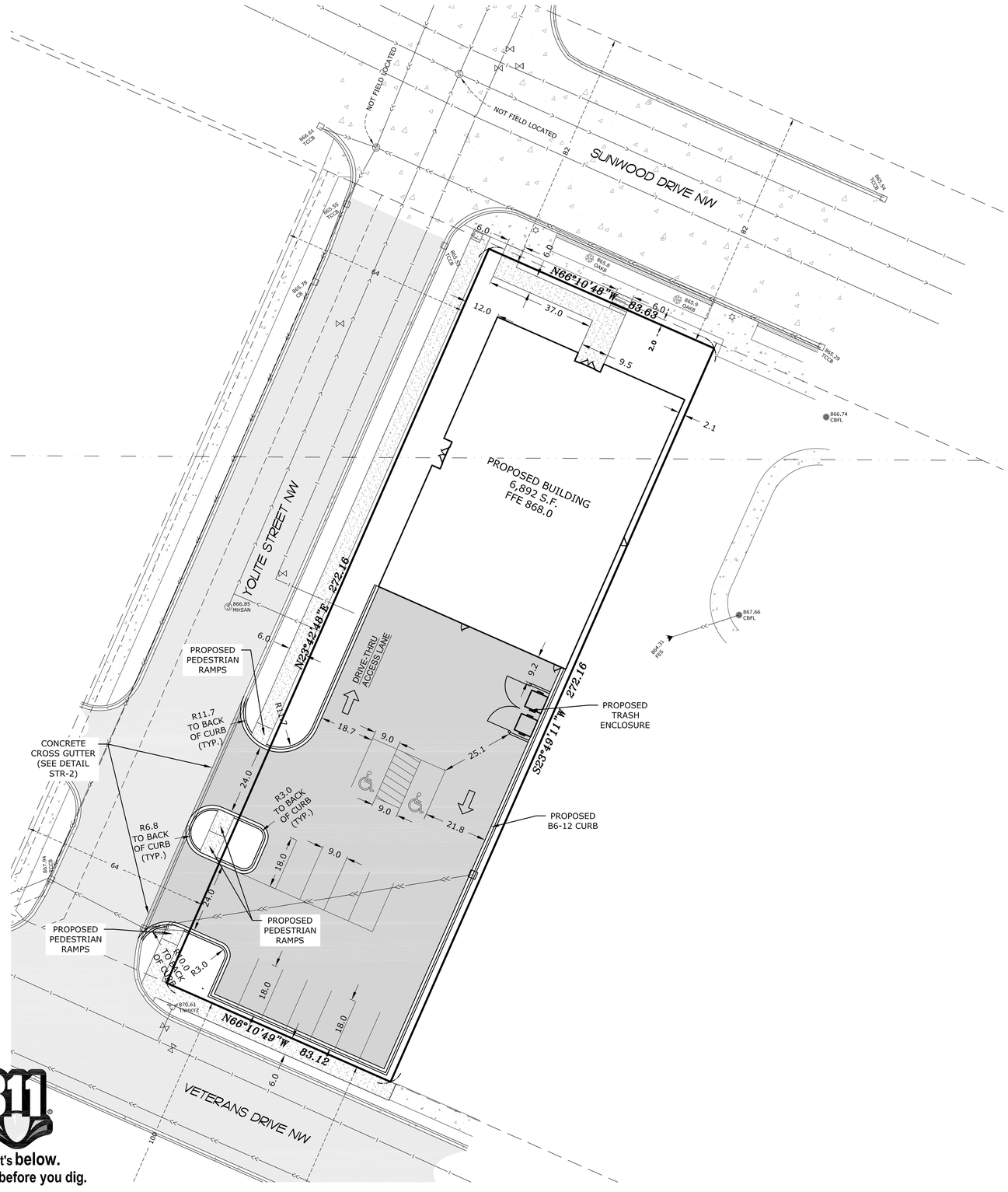
Site

Parcels

N

August 10, 2020

0 0.045 0.09 mi



811
Know what's **below.**
Call before you dig.

CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

CIVIL SITE PLAN
STORYTELLER CAFÉ

DRAWN BY:	DESIGN BY:
M.Q.A.	C.W.P.
CHCKD BY:	PROJ. NO.
M.Q.A.	21-1959

ORIGINAL DATE: FEBRUARY 9, 2021

DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

CHARLES W. PLOWE DATE: 03.03.2021 LIC. NO. 48227

STORYTELLER CAFÉ
RAMSEY, MINNESOTA
CIVIL SITE PLAN

PREPARED FOR:
DOLEZAL CREATIVE DESIGN & BUILD

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 10 20
1 INCH = 20 FEET

C1

S:\Plowe\Data\21Jobs\21-1959 STORYTELLER CAFE\21-1959 CAD\21-1959 BASE_3.dwg 3/4/2021

PRELIMINARY COPY
UNRECORDED AS OF 03-04-21

STORYTELLER CAFE ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Stories Foundation, a Minnesota non-profit organization, owner of the following described property:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as STORYTELLER CAFE ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said Stories Foundation, a Minnesota non-profit organization, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

STORIES FOUNDATION

_____, Executive Director
Stephanie Page

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20____ by Stephanie Page, Executive Director of Stories Foundation, a Minnesota non-profit organization, on behalf of the organization.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20___ by Jason E. Rud.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of STORYTELLER CAFE ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

_____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___.

_____
Property Tax Administrator

By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of STORYTELLER CAFE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at o'clock ___M. and was duly recorded in Book _____ Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

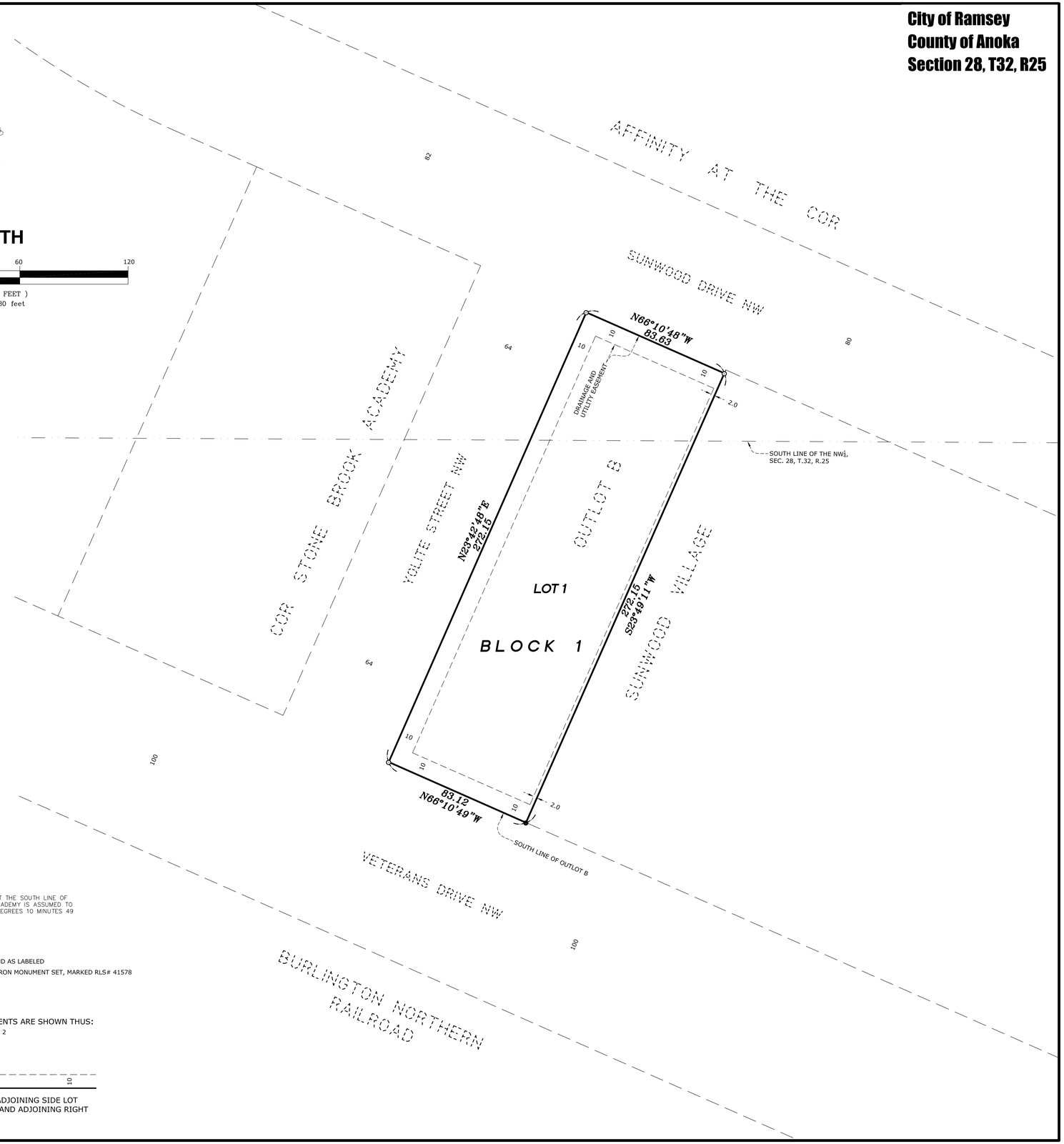
By _____, Deputy

NORTH

30 0 15 30 60 120

(SCALE IN FEET)
1 inch = 30 feet

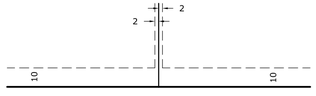
City of Ramsey
County of Anoka
Section 28, T32, R25



FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF OUTLOT B, COR STONE BROOK ACADEMY IS ASSUMED TO HAVE A BEARING OF NORTH 66 DEGREES 10 MINUTES 49 SECONDS WEST.

● DENOTES IRON MONUMENT FOUND AS LABELED
○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED RLS# 41578

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 2 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES.

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors


STORYTELLER CAFE



Every Story Has Value



Memorandum

To: Tim Gladhill, Deputy City Administrator
Chloe McGuire, Senior Planner

From: Kristin Moen, Planning Consultant

Date: March 10, 2021

Re: Storyteller Café Site Plan Review
City Project Number 20-120
WSB Project No. 017243-000 Phase 03

General
The purpose of this memo is to provide a Site Plan Review for the proposed Storyteller Café project. The project site is approximately 0.52 acres and is part of Outlot B of the COR Stone Brook Academy Plat. The project site is unaddressed and located between Sunwood Drive NW and Veterans Drive NW, and along Yolite Street NW. The project proposes a mixed-use 2-story, 6,892 square foot building with a café, retail, office, and event space on the ground floor, residential uses on the second floor (3 units), and on-site parking including a drive-thru.

Comprehensive Plan
The Ramsey 2040 Comprehensive Plan guides the subject property as Mixed Use (MU).

Zoning
The site is zoned COR (The COR) and is located within the COR2 Commercial Subdistrict. The proposed use of the ground floor includes a café and other general retail and services, which are allowed uses in this zoning district. It appears that the plans propose 3 residential units on the 2nd floor. Residential uses are not permitted in this zoning district.

Bulk Standards

The COR-2 Subdistrict		
Standard	**Required**	**Proposed**
Minimum Lot Width	80 feet	83.6 feet
Minimum Lot Depth	100 feet	272.2 feet
Front build-to line (Destination Street)	15 feet as measured from building front to right-of-way	20 feet
Sidewalk Width	6 feet	6 feet
Maximum Height	1-4 stories	2 stories

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

The plan shows that the site is proposed to be occupied by a 6,892 square foot 2-story building designed for a mix of uses. The building has 5 total entrances, one on the north, west, and east sides, and two entrances on the south (parking area) side.

Landscape Plan
The applicant must submit a landscape plan as part of site plan review.

Lighting
The applicant must submit a lighting plan as part of site plan review.

Surfacing
The parking lot must be surfaced with bituminous or concrete. Concrete surface proposed for the sidewalk areas.

Waste storage
The trash enclosure area is proposed along the eastern part of the site, between the building and the parking area. Proposed construction materials of the waste enclosure must be included in the plans.

Off-street parking and access
The applicant has proposed a parking area located on the south part of the lot, with two proposed parking accesses along Yolite Street NW. There are 14 parking stalls proposed, which includes two accessible stalls located closest to the building. The parking standards in the COR District are as follows: 2 stalls per 1,000 square feet for retail and office uses and 3 stalls per 1,000 square feet for restaurant uses. A more detailed breakdown of the floorplan would enable staff to calculate the required stalls for the building.

Drive thru: The applicant has proposed a drive thru. Adequate stacking distance of not less than five vehicles shall be provided. The site plan should more clearly define the drive thru area and must demonstrate the provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks, or pedestrian access to the main entry of the building.
Screening shall be provided of automobile headlights in the drive-thru lane to windows and doors of adjacent uses. Screening must be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

Sidewalks
The applicant has proposed 6-foot wide concrete walkways along Veterans Drive and Yolite Street that will connect to the existing sidewalk along Sunwood Drive. There is also a concrete walkway and stairway proposed from the existing sidewalk along Sunwood Drive to the building entrance on Sunwood Drive.

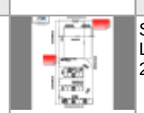
ProjectDox

Changemarks Report

Project Name: 20-120 Storyteller Cafe

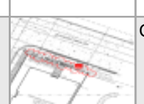
Workflow Started: 08/10/2020 9:23 AM

Report Generated: 04/01/2021 11:38 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	7	False	Unresolved	City Planner		2nd Floor_02.png	EM	Changemark #01	Please provide the floor plan for the rooftop terrace shown on the front elevation.	08/21/2020 2:00 PM	Eric Maass	
		6	False	Unresolved	City Planner		StoryCafe_S05a.png	EM	Changemark #01	Please provide elevations of all four sides of the structure as well as the elevation of any trash enclosure. Materials of a trash enclosure need to be consistent with the materials of the primary structure.	08/21/2020 1:58 PM	Eric Maass	
		4	False	Unresolved	Civil Engineer IV		Storyteller Cafe-LOT REVIEW (3) 7-28-20.pdf	LL	Front Setback	Verify front set back with COR development standards. A decorative wall was added to other properties along Sunwwod Drive where the building front was outside of the setback area.	08/18/2020 9:13 AM	Len Linton	
		5	False	Unresolved	Civil Engineer IV		Storyteller Cafe-LOT REVIEW (3) 7-28-20.pdf	LL	Drive-thru configuration	The layout as shown does not work for a drive-thru. The driver is on the opposite side of the vehicle from the service window and order board. Queing for the drive-thru cannot be on Yolite Street.	08/18/2020 9:13 AM	Len Linton	

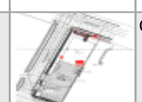
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	1	False	Unresolved	Civil Engineer II		Storyteller Cafe-LOT REVIEW (3) 7-28-20.pdf	JJF	Sidewalk Connection	Sidewalk connection required adjacent to Veterans Drive.	08/14/2020 8:06 AM	Joe Feriancek	
		2	False	Unresolved	Civil Engineer II		Storyteller Cafe-LOT REVIEW (3) 7-28-20.pdf	JJF	Consider Flipping Parking Stalls	To avoid peiple backing up into a drive-thru lane, might want to consider putting the double row stalls in the middle, and the single row stalls to the north. Maybe also reduce the drive-thru lane to one way to add parking lot space.	08/14/2020 8:06 AM	Joe Feriancek	
		3	False	Unresolved	Civil Engineer II		Storyteller Cafe-LOT REVIEW (3) 7-28-20.pdf	JJF	Water and Sewer Connections	8" DIP Watermain, and 8" PVC Sanitary Sewer are stubbed to right of way off of Yolite Street. I've uploaded the asbuilt utilities to the documents folder.	08/14/2020 8:06 AM	Joe Feriancek	
	2	22	False	Unresolved	Civil Engineer IV		C1 - SITE PLAN.pdf	LL	Public Sidewalk	Public sidewalk along Sunwood Drive must match full width of existing sidewalk. Sidewalk was not constructed to property line to provide room for footing excavation for buildings constructed to the front lot line. The existing sidewalk was constructed with an alternating broom pattern that will be required on all new sidewalk.	03/12/2021 12:08 PM	Len Linton	

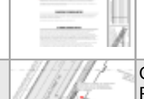
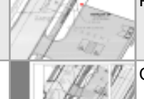
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	2	23	False	Unresolved	Civil Engineer IV		C1 - SITE PLAN.pdf	LL	Drive thru on this site.	The site seems very tight for drive thu for vehicles larger than mid-size or smaller cars. Vehicles in the drive thru que will block the shortest route from accessible stalls to the nearest door.	03/12/2021 12:08 PM	Len Linton	
		24	False	Unresolved	Civil Engineer IV		C1 - SITE PLAN.pdf	LL	Drive Thru Route	An exhibit must be submitted showing the route for vehicles using the Drive Thru. The exhibit must be checked turning templates, and specify the maximum size of vehicle that can use the route. The placement of the trash enclosure is a biig concernt for useability of the drive thru. Garbace truck access and exit must also have a route template submittal.	03/12/2021 12:08 PM	Len Linton	
		21	False	Unresolved	Civil Engineer IV		INFILTRATION BASIN ESTIMATE - 3.2.21.pdf	LL	Filtratioin Media	The City of Ramsey and LRRWMO do not require Filtration media. The City uses a 23% contingency on all project. Revise the estimate removing the Filtration Excavation and Media lines and adding the contingency.	03/12/2021 11:46 AM	Len Linton	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	2	20	False	Unresolved	Lead Engineering Tech		C3 - UTILITY PLAN.pdf	Aaron	Storm pipe	HDPE Pipe into CB needs a rubber boot type connection to not leak.	03/09/2021 8:22 AM	Aaron Madsen	
		19	False	Unresolved	Civil Engineer II		C1 - SITE PLAN.pdf	JF1	Typical Section	What is the proposed typical section for the parking lot?	03/08/2021 3:50 PM	Joe Feriancek	
		18	False	Unresolved	Civil Engineer II		C4 - DETAILS.pdf	JF	Add details	Water & Sewer Services. Storm Sewer Casting.	03/08/2021 3:49 PM	Joe Feriancek	
		14	False	Unresolved	Civil Engineer II		C3 - UTILITY PLAN.pdf	JF	WM Pipe Class	Watermain 6" or less is Class 53, 8" or greater is Class 52.	03/08/2021 3:36 PM	Joe Feriancek	
		15	False	Unresolved	Civil Engineer II		C3 - UTILITY PLAN.pdf	JF	City Forces?	The City will observe and inspect the work, but is not responsible for hiiring a crew to do the work, it is the responsibility of the developer.	03/08/2021 3:36 PM	Joe Feriancek	
		16	False	Unresolved	Civil Engineer II		C3 - UTILITY PLAN.pdf	JF	Utility Specifications	The City follows the City Engineers Association of Minnesota (CEAM) Specifications for all utility installations.	03/08/2021 3:36 PM	Joe Feriancek	
		17	False	Unresolved	Civil Engineer II		C3 - UTILITY PLAN.pdf	JF	Services	Show services connecting to the building. Call out the pipe types, size, grades, inverts.	03/08/2021 3:36 PM	Joe Feriancek	
		13	False	Unresolved	Civil Engineer II		C2.2 - GDEC.pdf	JF	Ped Ramp	Ped ramp for Yolite Crossing required.	03/08/2021 3:28 PM	Joe Feriancek	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	2	11	False	Unresolved	Civil Engineer II		C2.1 - GDEC.pdf	JF	Legend	provide legend for line types.	03/08/2021 3:14 PM	Joe Feriancek	
		12	False	Unresolved	Civil Engineer II		C2.1 - GDEC.pdf	JF	Matching into existing grade.	The building is over 1 foot higher than exiting ground. Need to show how this will match in, or is the foundation exposed? Show adjacent drainage and utility easements, and if grading will be necessary beyond lot line, must be shown. A temporary construction easement may be necessary.	03/08/2021 3:14 PM	Joe Feriancek	
		9	False	Unresolved	Civil Engineer II		C1 - SITE PLAN.pdf	JF	SW Corner Ped Ramps	Ramp will be required to cross Yolite Street. Layout looks like its directing peds to cross Veterans Drive which isn't necessary.	03/08/2021 3:04 PM	Joe Feriancek	
		10	False	Unresolved	Civil Engineer II		C1 - SITE PLAN.pdf	JF	Curb & Bituminous Notes	Call out City Street Patch detail for removing exiting bituminous and concrete curb. Curb ends should all be connecting to existing curb and gutter, don't see where bever tail is necessary.	03/08/2021 3:04 PM	Joe Feriancek	
		8	False	Unresolved	Engineering Tech		C1 - SITE PLAN.pdf	Logan Czech	Drive Thru Placement	Where is drive thru window(s) located? Is there room for say a pickup truck to make the turn? It seems as if the space might be tight with the placement of the trash enclosure.	03/08/2021 1:44 PM	Logan Czech	

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-090

A RESOLUTION APPROVING SITE PLAN AND FINAL PLAT FOR STORYTELLER CAFE

RECITALS

1. The Stories Foundation, hereinafter referred to as the "Permittee" has properly applied for Site Plan and Final Plat approval for a Storyteller Café on the property legally described as OUTLOT B, COR STONE BROOK ACADEMY, Anoka County, Minnesota ("Subject Property").

2. That the Applicant is purchasing the Subject Property from the City of Ramsey.

3. That the Planning Commission met and discussed the project on April 8, 2021 and recommended approval of the project.

4. That the Subject Property is zoned COR, which is a mixed-use zoning designation and guided as such in the 2040 Comprehensive Plan.

5. That the City Council reviewed and approved the request on April 27, 2021.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the Site Plan and Final Plat (the "Permit") for Storyteller Café on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City.
2. Final legal form approved by the City Attorney.
3. Compliance with Staff comments as noted in ProjectDox.
4. That the Applicant executes the purchase agreement with the City for the Subject Property.
5. Provide elevations for all 4 sides of the building including 4 sided architecture with no vinyl lap siding, update rear elevation with additional articulation. Move garbage enclosure away from drive-thru lane. Confirm that ADA Parking Stalls meet State requirements.
6. Revise the site plan to be a maximum of 15 feet from Sunwood Drive property line. Delineate edge of patio with planters, planter boxes, or another edging treatment to help clearly identify public and private areas.
7. Modify drive-thru onsite to meet stacking requirements and safe traffic entrances. Provide a stacking diagram and ensure that the diagram shows headlight direction and update with screening onsite if needed. Add bike rack to site.

8. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
9. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
10. That a separate building permit and sign permits are required.
11. That after Site Plan and Plat sheets are updated with the above contingencies and approved by Staff, the project shall return to City Council for final approval.
12. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
13. That this Permit shall automatically expire if the use is not initiated by April 27, 2022.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27 day of April, 2021.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mayor Mark E. Kuzma and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and Mark E. Kuzma and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

CC Regular Session **5. 11.**

Meeting Date: 04/27/2021

By: Brian McCann, Community Development

Information

Title

Adopt Resolution #21-102 Approving Code Enforcement Action Plan for 5393 141st Ave NW (Case of Bryan Maki)

Purpose/Background:

Staff is seeking authorization to hire a siding contractor to repair the rear of the home at the expense of the property owner. The City will front the costs of the abatement and assess the costs back to the Property.

Notification:

No notification is required.

Observations/Alternatives:

City Staff was first notified of siding issues at 5393 141st Ave NW in October 2020. Following through the code enforcement process, City Staff made contact with the property owner to repair the damage to the home. Each time a status request has been relayed to the property owner, they have stated that no plans have been made and the violation is approaching six (6) months without resolution.

Building Official, Jesse Szykulski, and Planning Technician, Brian McCann, inspected the bump-out, and the interior of the home on March 12, 2021. While the bump-out has significant damage, the interior of the home appears to remain intact. Additional damage appears to have occurred where the deck is attached to the home. Photos of the inspection are included with the case.

A timeline of the case is below:

- Complaint was received about the property on October 28, 2020 regarding damage to the rear of the home.
- A drive-by inspection was conducted on November 2, 2020 which confirmed the damage to the home.
- A formal letter was sent to the property on November 4, 2020 requesting plans for repairs be submitted by December 3, 2021.
- The property owner called on November 25, 2020 to discuss the letter and what is required of him. Staff notified him that construction plans need to be submitted by December 3, 2020 to provide incentive that repairs are being planned.
- A phone call occurred on December 16, 2020 with the property owner stating they have not made plans to repair the siding given the season of the year, and insufficient funds to do the repairs. Staff requested the owner to keep the City updated with any repair plans.
- On February 17, 2021, an additional complaint was submitted regarding the status of the home.
- On February 19, 2021, City Staff discussed the situation with the City Attorney to determine next steps.
- City Staff requested an inspection of the property on March 12, 2021 to inspect the interior of the home.
- The inspection occurred on March 12, 2021 which revealed additional damage to the home due to a missing eave on the rear, woodpecker issues, and improper construction of the deck. City Staff requested plans be made within two weeks, or the City will escalate.
- City Staff contacted the property owner on April 2, 2021 asking if any plans had been made. The property owner became frustrated and stated they had not hired a contractor.

Funding Source:

Staff handles all Code Enforcement cases as part of their regular duties.

Recommendation:

Staff recommends Adopting Resolution #21-102 Approving Code Enforcement Action Plan for 5393 141st Ave NW to repair the rear of the home.

Action:

Adopt Resolution #21-102 Approving Code Enforcement Action Plan for 5393 141st Ave NW to repair the rear of the home.

Attachments

Letter to Owner

Inspection Photos 3.12.21

Resolution #21-102

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:06 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:30 PM
Form Started By: Brian McCann		Started On: 04/08/2021 01:01 PM
Final Approval Date: 04/22/2021		

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

November 4th, 2020

Bryan Maki
Or Current Owner
5393 141st Ave NW
Ramsey, MN 55303

RE: Home Siding

Dear Property Owner,

The City of Ramsey recently inspected the property and discovered the building has decayed components with exposed electrical wiring at the rear of the home. The City of Ramsey's Building Official posted the home as uninhabitable on October 29th, 2020 due to the significant damage sustained.

The 2006 International Property Maintenance Code, Section 304 states general requirements of the exterior of structures. Currently, your home does not meet the requirements. City Staff would like to discuss your plans to repair the home, and propose a timeline of thirty (30) days to address the issue. Please provide a scope of work to the Building Division by **December 3rd, 2020.** Staff is happy to work with you and work through your scope of work to together to get towards the home being considered habitable

Please contact City Staff regarding one of the two options presented below:

1. Provide a scope of work to the City of Ramsey's Building Division with proposed repairs, and a timeline of completion within the next thirty (30) days; or
2. Speak with members of the Planning and Building Divisions about possibilities for assistance. We understand this is a difficult situation and want to access any tools available to assist you in this process.

We would like to speak with you at your earliest convenience, and thank you for your cooperation.

Sincerely,

Brian McCann, Planning Technician
(763) 576-4314 | bmccann@cityoframsey.com
Ramsey Planning Department











Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-102

A RESOLUTION APPROVING CODE ENFORCEMENT PLAN TO HIRE CONTRACTORS TO COMPLETE SIDING IN VIOLATION OF PROPERTY MAINTENANCE CODE AT 5393 141ST AVE NW

WHEREAS, the property owner, Bryan Maki (the "Property Owner"), has an open code enforcement case on the property generally known as 5393 141st Avenue NW and legally described as follows:

LOT 18 BLK 2 FLINTWOOD HILLS 2ND ADD SUBJ TO EASE OF REC, Anoka County, Minnesota

(the "Subject Property"); and

WHEREAS, the Subject Property is zoned PUD (Planned Unit Development); and

WHEREAS, the Subject Property is approximately 0.18 acres in size; and

WHEREAS, the City has most recently opened a case on the Subject Property for violations related to damaged siding; and

WHEREAS, the violations on the Subject Property include the following:

a. Violations of City Code Chapter 105, Rule 1309 and the International Property Maintenance Code; and

WHEREAS, the City inspected the property from the road on November 2, 2020 and found there were violations of the siding; and

WHEREAS, the City sent a formal letter on November 4, 2020 requesting a repair plan for the damaged siding by December 3, 2020; and

WHEREAS, the Property Owner stated they would find a contractor to complete the necessary repairs; and

WHEREAS, another complaint was received about the property on February 17, 2021 regarding incomplete siding of the home; and

WHEREAS, an inspection was conducted on March 12, 2021 with the Planning Technician, and Building Official which showed inadequate siding on the principal structure; and

WHEREAS, the Property Owner was given an additional two (2) weeks to find a contractor; and

WHEREAS, the Property Owner has not been making continued progress of the cleanup-required onsite.

FINDINGS OF FACT

1. The City inspected the property from the road on November 4, 2020.

2. The City sent formal notices via US Mail on November 4, 2020 for a first notice of violation requesting they develop a repair plan and send it to the City for review by December 3, 2020.

3. The City discussed the violation with the Property Owner via telephone on:
    a. November 25, 2020 to discuss requirements of the letter; and
    b. December 16, 2020 to check the status of repair plan. No updates were provided; and
    c. February 19, 2021 to schedule an inspection of the interior of the home to check for interior damage; and
    d. April 2, 2021 to check if the Property Owner had found a contractor. The Property Owner stated they had not.

4. The City inspected the interior and exterior of the property with the Property Owner on March 12, 2021.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the hiring of a siding contractor on the Subject Property as outlined below, contingent upon verification of any violation(s) of City Code:

1. That the City of Ramsey hereby approves the hiring of a contractor to complete the siding of the principal structure, windows on the principal structure, and ensuring the house is in compliance with the property maintenance code.

2. That the City Staff will reach out to at least three (3) reputable contractors to complete the work and will choose the lowest responsible bid, and the cost of the work plus a 50% administrative charge will be assessed to the property taxes for repayment.

3. That future violations within twelve (12) months of the same type will result in financial penalties and quicker escalation of violation notices.

4. That the City Council reserves the right to escalate future violations directly to District Court for Temporary Restraining Order.

5. That if the Property Owner misses one of the aforementioned deadlines, Staff has the approval to:
    a. Reinspect the Subject Property and document all items out of compliance.
    b. Issue an abatement notice for specific items outlined in step (a).
    c. Abate the Subject Property of items and charge abatement back to Property Owner.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

CITY OF RAMSEY:

By:_____
City Clerk

By:_____
Mayor

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this_____day of_____, 2021, before me a Notary Public personally appeared Mayor Mark E. Kuzma and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Mark E. Kuzma Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr
NW Ramsey, MN
55303

CC Regular Session **5. 12.**

Meeting Date: 04/27/2021

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #21-103 Approving Final Plat and Development Agreement for Wirz Addition (Project No. 21-106); Case of Cynthia Wirz

Purpose/Background:

The City has received an application for Minor Plat from Cynthia Wirz (the "Applicant") to complete a lot split at 5535 149th Lane NW (the "Subject Property"). In the 1990s, utilities (sewer and water) were installed and the Subject Property was assessed for the stubs for a second lot. Thus, utilities are already in place for the proposed new, buildable lot.

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request.

Observations/Alternatives:

The Subject Property is zoned R-1 Residential (MUSA) and is approximately 0.84 acres in size. The surrounding parcels are all also zoned R-1 Residential (MUSA) and range in size from 0.26 acres to 0.84 acres. Both resulting lots from this Minor Plat will comply with all bulk standards of the zoning district. Both the existing home and the proposed new house pad meet or exceed all applicable setbacks.

As previously noted, when utilities were installed in the 1990s, water and sewer stubs were provided foreseeing a likely lot split of the Subject Property. Staff has confirmed that that assessment was fully paid (thus, no trunk fees required with this plat).

As of the writing of this case, Staff has received one inquiry about the proposed subdivision. There were no objections raised; the caller simply wanted to know what was being proposed (single family residence).

Alternatives

Alternative 1: Adopt Resolution #21-103 approving the Final Plat and Development Agreement for Wirz Addition. The proposed Minor Plat creates one new, buildable lot that will be served by municipal water and sanitary sewer. Both resulting lots meet or exceed all bulk standards of the R-1 Residential (MUSA) District. Staff supports this alternative.

Alternative 2: Do not approve the Minor Plat. The project results in two fully compliant lots. It was envisioned that the Subject Property would eventually be subdivided (based on the fact that a second set of water/sewer stubs were provided). Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends approval of the Final Plat and Development Agreement.

Action:

Motion to adopt Resolution #21-103 approving the Final Plat and Development Agreement for Wirz Addition.

Attachments

Site Location Map

Sketch Plan

Final Plat

Development Agreement

Resolution #21-103: Final Plat and Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:12 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:54 PM
Form Started By: Chris Anderson		Started On: 04/16/2021 08:47 AM
Final Approval Date: 04/22/2021		



City of RAMSEY

Site Location Map

5535 149th Lane NW

Legend

Site

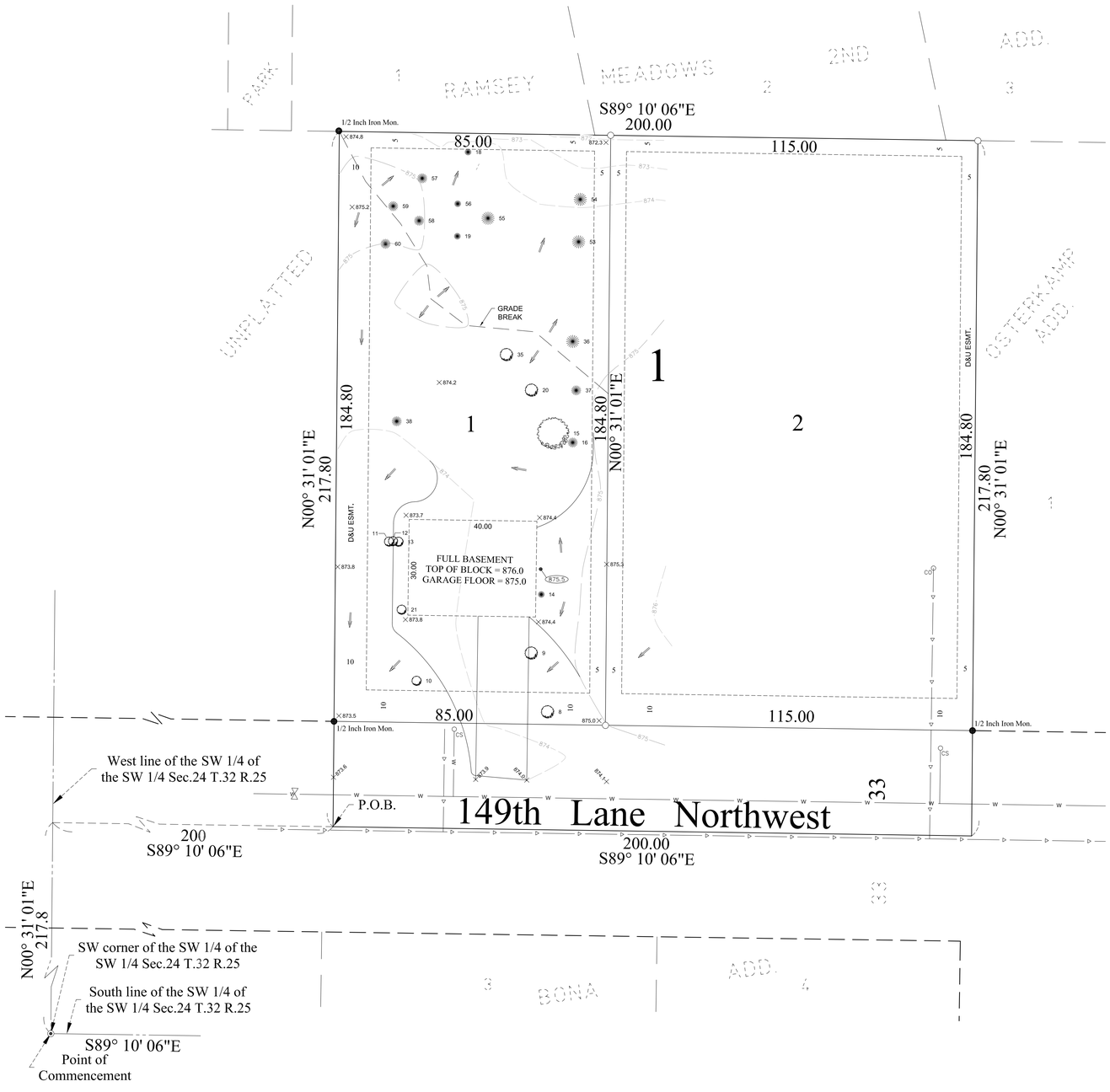
Parcels

N

4/5/2021 2:51:42 PM

0 0.045 0.09 mi

WIRZ ADDITION



TREE INVENTORY

Tree No.	dBH	Species
8	22	CH. ELM
9	22	CH. ELM
10	20	CH. ELM
11	16	CEDAR
12	16	CEDAR
13	16	CEDAR
14	12	BL. SPRUCE
15	12x5	CH. ELM
16	20	CEDAR
18	18	CEDAR
19	18	NOR. PINE
20	24	CH. ELM
21	18	CH. ELM
35	24	CH. ELM
36	24	BL. SPRUCE
37	18	CEDAR
38	18	CEDAR
53	24	BL. SPRUCE
54	24	BL. SPRUCE
55	24	NOR. PINE
56	12	NOR. PINE
57	18	CEDAR
58	18	NOR. PINE
59	18	CEDAR
60	18	CEDAR

ZONING

R-1 Residential District

Lot Dimensions
Area: 0.25 acre min.
Width: 80 ft. min.

Setbacks (Dwelling)
Front: 30 ft.
Side: 10 ft.
Rear: 30 ft.

Setbacks (Accessory)
Front: 30 ft.
Side: 6 ft.
Rear: 5 ft.

Coverage
Bldg Cover: 0.35 max.

EXISTING PARCEL CALCS

Lot Dimensions
Area: 0.85 acre
Width: 200 ft.

Coverage
Dwelling: 1,557 s.f.
Sheds: 484 s.f.
Total: 2,041 s.f.

Building Cover:
2041/36959 = 0.06

LOT 1 CALCULATIONS

Lot Dimensions
Area: 0.36 acre
Width: 85 ft.

Max. Building Cover: 0.35 x 15,707 = 5,497 s.f.

LOT 2 CALCULATIONS

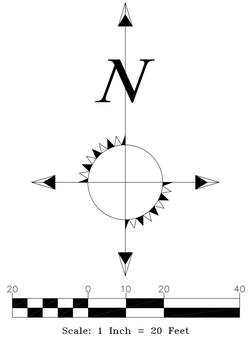
Lot Dimensions
Area: 0.49 acre
Width: 200 ft.

Coverage
Dwelling: 1,557 s.f.
Sheds: 484 s.f.
Total: 2,041 s.f.

Building Cover: 2041/21252 = 0.10

LEGEND

- Iron Monument Found
- Iron Monument Set
- San. Serv. Cleanout
- Water Serv. Curbstop
- Gate Valve
- Drainage Arrow



Scale: 1 Inch = 20 Feet

M&P associates
civil engineering land surveying site planning
1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpassc.com

DRAFT

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Allen C. Schlipp
DATE 3/16/21 LIC. NO. 41292

REVISIONS

DATE

CYNTHIA WIRZ
5535 149th Lane Northwest
Ramsey, MN 55303

MINOR PLAT

DRAWN	CHECKED
MPK	ACS

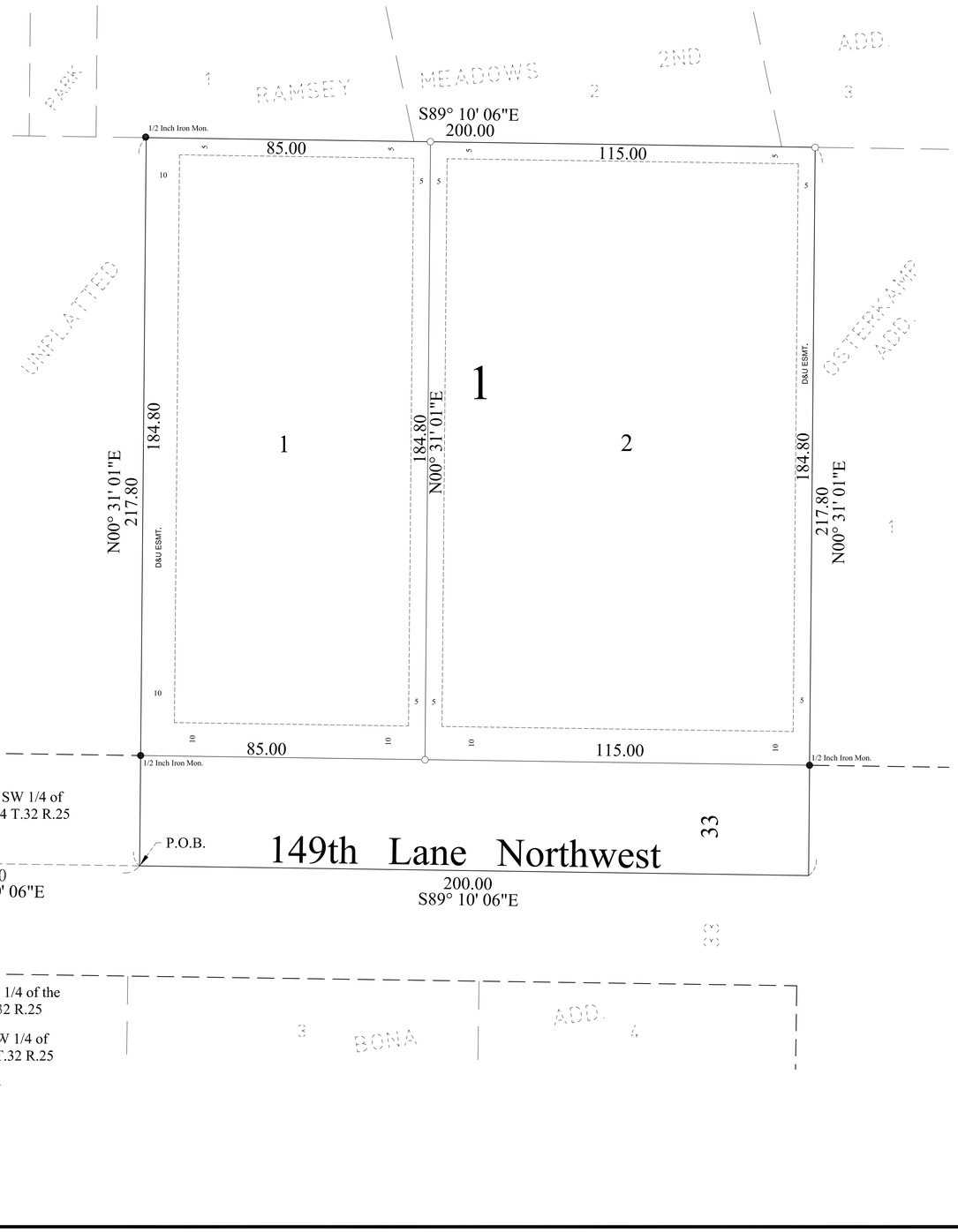
PROJECT # 5217.001

DATE 3/16/21

SHEET # 1

City of Ramsey
County of Anoka
Sec. 24, T.32, R.25

WIRZ ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Cynthia M. Wirz, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 32, Range 25, Anoka County, Minnesota described as follows:
Commencing at the Southwest corner of said Section 24; thence North on the West line of said Section 24 for a distance of 217.8 feet; thence East and parallel with the South line of said Section 24 for a distance of 200 feet to the actual point of beginning; thence continuing East, parallel with the South line of said Section 24, 200 feet; thence North and parallel with the West line of said Section 24 for a distance of 217.8 feet; thence West and parallel with the South line of said Section 24 for a distance of 200 feet; thence South for a distance of 217.8 feet to the point of beginning, subject to road and easements of record.

Have caused the same to be surveyed and platted as WIRZ ADDITION, and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof, said Cynthia M. Wirz, have here unto set her hand this ____ day of _____, 2020.

_____ _____
Cynthia M. Wirz

STATE OF MINNESOTA
COUNTY OF _____

The instrument was acknowledged before me on _____ by
Cynthia M. Wirz.

_____
(signature of person(s) taking acknowledgement)

_____
(print Notary's name)

Notary Public, _____County,_____
My commision expires_____

I, Allen C. Schlipp, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd.3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Allen C. Schlipp, Licensed Land Surveyor
Minnesota License No. 21292

STATE of MINNESOTA
COUNTY of _____

This instrument was acknowledged before me on _____ by _____.

_____
(signature of person(s) taking acknowledgement)

_____
(print Notary's name)

Notary Public, _____County,_____
My commision expires_____

CITY COUNCIL, CITY OF RAMSEY, COUNTY of ANOKA, STATE of MINNESOTA

This plat of WIRZ ADDITION was approved and accpeted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By:_____ By:_____
Mayor *Clerk*

COUNTY SURVEYOR

I hereby certify that in accordacne with Minnesota Statutes, Section505.021, Subd. 11 this plat has been reviewed and approved this ___ day of _____, 20___.

_____
Charles F. Gitzen, L.S.
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

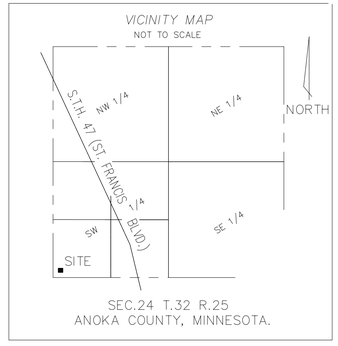
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ___ day of _____, 20___.

_____
Property Tax Administrator
By_____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES,
County of Anoka, State of Minnesota

I hereby certify that this plat of WIRZ ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ___ day of _____, 20___, at ____ o'clock __.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles
By_____, Deputy



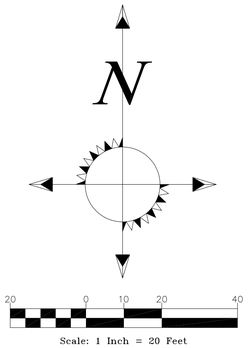
NOTES

BEARINGS ARE BASED ON THE ANOKA COUNTY COORDINATES, NAD83 (1996 ADJUSTMENT).

ALL MONUMENTS REQUIRED BY STATUTE HAVE BEEN FOUND OR SET. SAID SET MONUMENTS ARE 1/2 INCH X 14 INCH GALVANIZED IRON PIPES MARKED BY R.L.S. 21292.

LEGEND

- ● IRON MONUMENT FOUND
- ○ IRON MONUMENT SET R.L.S. #21292



M&P ASSOCIATES, INC.

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR WIRZ ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this _____ day of _____, 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "CITY") and **CYNTHIA M. WIRZ** ("DEVELOPER").

WHEREAS, the **DEVELOPER** is the fee owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota, and legally described as follows:

> That part of the SW ¼ of the SW ¼ of Section 24 Township 32 Range 25 described as follows: Commencing at the SW corner of said Section 24, thence north along west line of said Section 217.8 feet, thence east and parallel with south line of said Section 200 feet to the point of beginning, thence continue east parallel with said south line 200 feet, thence north and parallel with said west line 217.8 feet, thence west and parallel with said south line 200 feet, thence south 217.8 feet to point of beginning, subject to road and easements of record.
>
> -or upon recording-
>
> Lots 1-2, Block 1 WIRZ ADDITION, Anoka County, Minnesota
>
> (the "Subject Property"); and

WHEREAS, on April 27, 2021, pursuant to Resolution #21-103, the **CITY** approved the final plat for the Subject Property, which plat is known as **WIRZ ADDITION** (the "Plat"), which approval is contingent on certain requirements, including the **DEVELOPER** and the **CITY** entering into this Agreement.

THEREFORE, in consideration of the mutual promises set forth below, the **CITY** and the **DEVELOPER** agree as follows:

1. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

    a. Development Agreement. That the **DEVELOPER** enter into this Agreement.

    b. Marketable Title. That prior to recording the Plat, the **DEVELOPER** shall provide the **CITY** with proof of marketable title to the **Subject Property** either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

    c. Proof of Authority. That the **DEVELOPER** provide proof that the respective governing boards of the **DEVELOPER** have authorized the **DEVELOPER'S** execution of this Agreement. This proof of authority may

be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

2. The Plans. The term "Plans" as used in this Agreement means the Sketch Plan, dated March 16, 2021 and Final Plat, both prepared by M & P Associates. The Plans remain subject to: (a) **CITY** Staff's review and approval and (b) any such further revisions as the **DEVELOPER** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Utilities. The **DEVELOPER** acknowledges that any home constructed on the **Subject Property** shall be connected to the **CITY'S** municipal water and sanitary sewer systems compliant with all applicable standards in City Code.

4. Stage I Improvements. There are no Stage I Improvements required.

5. Stage I Financial Surety. There are no Stage I Improvements and therefore, there is no Financial Surety required.

6. Stage II **CITY** Improvements. The future improvements the **DEVELOPER** must construct or install are as follows:

   a. Installation of survey monumentation.

(the "Stage II Improvements"). The **DEVELOPER** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

7. Payment of Development Fee's. The **DEVELOPER** must pay to the **CITY** the fees described on Exhibit A, which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, and Storm Management Fees.

8. Requirements for Building and Occupancy Permits.

   a. No building permit for any lot in the Plat shall be issued until the **DEVELOPER** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; and (c) obtained all necessary permits from the Lower Rum River Watershed Management Organization and the Anoka Conservation District and has provided a copy of each such permit to the **CITY.**
   b. No occupancy permit for any lot in the Plat shall be issued until the **DEVELOPER** has: (a) constructed vehicular access to the lot in accordance with standards of City Code; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot(s) and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land

surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

9. **DEVELOPER** Defaults. If the **DEVELOPER** defaults in the performance of one or more of the **DEVELOPER'S** obligations under this Contract, and i) the **CITY** gives the **DEVELOPER** 30 days written notice of the default and ii) the **DEVELOPER** fails to cure the default within said 30 days, then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **DEVELOPER'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **DEVELOPER'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **DEVELOPER** as promptly as possible that the **CITY** is undertaking to perform the **DEVELOPER'S** obligation or obligations. If the **CITY** performs one or more obligations of the **DEVELOPER**, the **DEVELOPER** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **DEVELOPER**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **DEVELOPER** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **DEVELOPER** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **DEVELOPER'S** Property. As an alternative to seeking recovery from the **DEVELOPER** or the financial guaranty, the **CITY** may levy special assessments against the **DEVELOPER** Property in accordance with Minnesota Statutes Section 429, and the **DEVELOPER**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **DEVELOPER** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **DEVELOPER** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **DEVELOPER** has provided to the **CITY** pursuant to Section 4and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **DEVELOPER** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 9 (h) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 8(d).

10. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **DEVELOPER** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **DEVELOPER'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **DEVELOPER** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the platted area until the **DEVELOPER** does comply. Upon the **CITY**'**S** demand **DEVELOPER** shall cease work until there is compliance.

d. Mailbox Locations. If the **DEVELOPER** desires to construct mailboxes within the public right of way, the **DEVELOPER** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **DEVELOPER** shall be responsible for the cost of establishing seed in all boulevards within 30 days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **DEVELOPER** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction Hours. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m.

g. Construction Site Maintenance. The **DEVELOPER** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Plat Approval Expenses. The **DEVELOPER** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

i. Reimbursement to the **CITY**. The **DEVELOPER** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

j. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

k. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO DEVELOPER:
Cynthia M. Wirz
5535 149th Lane NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE DEVELOPER:

_____
Cynthia M. Wirz

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Cynthia M. Wirz, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____, _____, by Mark E. Kuzma and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

EXHIBIT A

Fees Payable to the City

1. Park Dedication. The **DEVELOPER** is responsible for satisfying applicable Park Dedication requirements for Lot 1, Block 1 of the Plat (the existing home on Lot 2, Block 1 of the Plat is exempt from these Development Fees). The 2021 Park Dedication Fee applicable to the Plat is $3,500 per residential unit. **DEVELOPER** must pay a Park Dedication Fee of Three Thousand Five Hundred Dollars and No Cents ($3,500 x 1 unit = **$3,500.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **DEVELOPER** is responsible for satisfying applicable Trail Development Fee requirements for Lot 1, Block 1 of the Plat (the existing home on Lot 2, Block 1 of the Plat is exempt from these Development Fees). The 2021 Trail Development Fee applicable to the Plat is $1,000 per residential unit. **DEVELOPER** must pay a Trail Development Fee of One Thousand Dollars and No Cents ($1,000 x 1 unit = **$1.000.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Stormwater Management Fee. The **DEVELOPER** is responsible for satisfying applicable Stormwater Trunk Fee requirements for Lot 1, Block 1 of the Plat (the existing home on Lot 2, Block 1 of the Plat is exempt from these Development Fees). The 2021 Stormwater Management Fee applicable to the Plat is $502 per residential unit. **DEVELOPER** must pay a Stormwater Management Fee of Five Hundred Two Dollars and No Cents ($502 x 1 unit = **$502.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-103

RESOLUTION APPROVING THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR WIRZ ADDITION

RECITALS

1. Cynthia M. Wirz, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

   That part of the SW ¼ of the SW ¼ of Section 24 Township 32 Range 25 described as follows: Commencing at the SW corner of said Section 24, thence north along west line of said Section 217.8 feet, thence east and parallel with south line of said Section 200 feet to the point of beginning, thence continue east parallel with said south line 200 feet, thence north and parallel with said west line 217.8 feet, thence west and parallel with said south line 200 feet, thence south 217.8 feet to point of beginning, subject to road and easements of record.

   -Or upon recording-

   Lots 1-2, Block 1, WIRZ ADDITION

   (the "Subject Property")

2. The City of Ramsey received an application for a Sketch Plan and Final Plat for WIRZ ADDITION from the Developer on February 5, 2021; and

3. The City of Ramsey invoked a 60-day extension to the 60-day rule on April 5, 2021.

4. The City Council reviewed the Final Plat on April 27, 2021.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants approval of the Final Plat and Development Agreement for WIRZ ADDITION in accordance with relevant City Codes, subject to the following conditions:

   a) Review and approval as to legal form of the Final Plat and Development Agreement by the City Attorney.
   b) Developer entering into a Development Agreement with the City of Ramsey.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 14.**

Meeting Date: 04/27/2021

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #21-109 Authorizing Partial Payment #7 to RJM Construction for Improvement Project 20-07 New Public Works Facility

Purpose/Background:

Resolution and Pay Estimate #7 attached.

Observations/Alternatives:

Checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursement as listed in the attached Resolution #21-109.

Funding Source:

Funding for this this item was budgeted as part of the public works building project.

Recommendation:

The Public Works Superintendent has inspected the completed work and recommends approving partial payment #7 in the amount of $1,858,316.19 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Action:

Motion to adopt Resolution #21-109 authorizing partial payment #7 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	04/21/2021 07:17 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:41 PM
Form Started By: MaryJo Warner		Started On: 04/19/2021 09:47 AM
Final Approval Date: 04/22/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-109

RESOLUTION AUTHORIZING PARTIAL PAYMENT #7 TO RJM CONSTRUCTION AND ITS CONTRACTORS FOR THE NEW RAMSEY PUBLIC WORKS FACILITY, IMPROVEMENT PROJECT #20-07

WHEREAS, the City of Ramsey has planned for a new public works facility and added it to our Capital Improvement Plan in 2006; and

WHEREAS, the property for the new public works facility was purchased in 2008 adjacent to the current facility and that purchase was finalized in 2013; and

WHEREAS, a third party architectural firm (BKV Group) was hired in 2015 to perform a space needs analysis to determine the size of facility needed to serve the public works departments needs for now and 30-50 years into the future.; and

WHEREAS, the old facility consists of three buildings and multiple off site storage locations, the new site will contain all public works functions and equipment at one centralized location; and

WHEREAS, on September 10th 2019 Ramsey City Council entered into a contract with RJM Construction to provide construction management services for the new Ramsey public works facility; and

WHEREAS, as of April 27, 2021 $6,201,001.29 has been paid to date; and

WHEREAS, the Public Works Superintendent has inspected the completed work and recommends authorizing partial payment #7 to RJM Construction for Improvement Project #20-07, New Ramsey Public Works Facility; and

WHEREAS, checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursment as listed below:

CONTRACTOR	PAY REQUEST AMOUNT
Professional Service Industries	$10,155.02
Molin Concrete Products	$59,095.09
Steenberg-Watrud Construction	$49,764.80
Thornberg Steel	$379,577.25
Met-Con Construction	$127,062.50
Herzog Coatings	$9,500.00
Atomic Arch Sheet Metal	$117,553.00
Granite City Roofing	$548,762.75
RTL Construction	$27,792.06
Klamm Mechanical Contractors	$153,239.75
Architect Mechanical	$188,237.75
Wolf River Electric	$77,733.24

Minnesota Utilities & Excavating	$5,495.75
Jacon	$9,500.00
RJM Construction	$94,847.23
Total	$1,858,316.19

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) The City Council authorizes partial payment #7 to RJM Construction for disbursement for Improvement Project #20-07, New Public Works Facility, in the amount of $1,858,316.19.

2) The City Council hereby authorizes the Mayor or City Administrator to sign the release from for payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of April 27, 2021.

4) That the City of Ramsey Finance Department will be given a signed copy of this resolution.

That the motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

PAYMENT SUMMARY
FOR PERIOD ENDING 03-31-2021
PROJECT: City of Ramsey Public Works
Job #19520-0180

CONTRACT PAYMENTS

*Checks are to be made payable and address to the contractors. Payments should then be sent to RJM Construction, LLC for disbirsement.

Contractor	Application #	Certified Amount
Professional Service Industries	7	10,155.02
Molin Concrete Products	7	59,095.09
Steenberg-Watrud Construction	7	49,764.80
Thornberg Steel	7	379,577.25
Met-Con Construction	7	127,062.50
Herzog Coatings	7	9,500.00
Atomic Arch Sheet Metal	7	117,553.00
Granite City Roofing	7	548,762.75
RTL Construction	7	27,792.06
Klamm Mechanical Contractors	7	153,239.75
Architect Mechanical	7	188,237.75
Wolf River Electric	7	77,733.24
Minnesota Utilities & Excavating	7	5,495.75
Jacon	7	9,500.00
RJM Construction	7	94,847.23
	Totals	1,858,316.19

Please Remit Payment to: RJM Construction, LLC

RJM CONSTRUCTION

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Project: 19520-0180 City of Ramsey Public Works
14100 Jasper Street NW
Ramsey, MN 55303

Architect:

Invoice #: 0180-07
Application No. : 7
Application Date: 3/31/2021
Period From: 3/1/2021
To: 3/31/2021

Distribution to :
☐ Owner
☐ Architect
☐ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum			$16,361,624.00
2. Net Change By Change Order			$0.00
3. Contract Sum To Date			$16,361,624.00
4. Total Completed and Stored To Date			$6,201,001.29
5. Retainage:			
a. 5.00%	of Completed Work	$310,050.07	
b. 0.00%	of Stored Material	$0.00	
Total Retainage			$310,050.07
6. Total Earned Less Retainage			$5,890,951.22
7. Less Previous Certificates For Payments			$4,032,635.03
8. Current Payment Due			$1,858,316.19
9. Balance To Finish, Plus Retainage			$10,470,672.78

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **RJM Construction LLC**

By:_____ Date:_____

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ARCHITECT'S CERTIFICATE FOR PAYMENT

AMOUNT CERTIFIED **$ 1,858,316.19**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:_____ Date:_____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 7
Application Date : 03/31/21
To: 03/31/21
Architect's Project No.:

Invoice # : 0180-07 **Contract :** 19520-0180 City of Ramsey Public Works

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	%	Balance To Finish	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)	(G / C)	(C-G)	
1	City of Ramsey Public Works	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
1A	Special Inspections	56,022.00	12,177.00	10,689.50	0.00	22,866.50	40.82%	33,155.50	
1B	Survey	22,160.00	9,938.50	0.00	0.00	9,938.50	44.85%	12,221.50	
1C	Final Cleaning	52,047.00	0.00	0.00	0.00	0.00	0.00%	52,047.00	
3A	Concrete	1,356,238.50	539,106.50	0.00	0.00	539,106.50	39.75%	817,132.00	
3B	Architectural Precast Concrete	1,548,862.00	1,376,196.30	62,205.35	0.00	1,438,401.65	92.87%	110,460.35	
3C	Polished and Sealed Concrete	87,325.00	0.00	0.00	0.00	0.00	0.00%	87,325.00	
4A	Masonry	213,240.00	112,469.00	52,384.00	0.00	164,853.00	77.31%	48,387.00	
5A	Structural Steel/Misc. Metals - Material	823,460.00	413,671.00	399,555.00	0.00	813,226.00	98.76%	10,234.00	
5B	Structural Steel/Misc. Metals - Erection	284,148.56	122,350.00	133,750.00	0.00	256,100.00	90.13%	28,048.56	
6A	Carpentry Materials and Install	154,400.00	1,365.00	0.00	0.00	1,365.00	0.88%	153,035.00	
7A	Waterproofing & Weatherproofing	44,000.00	24,000.00	10,000.00	0.00	34,000.00	77.27%	10,000.00	
7B	Architectural Metal Panels	224,200.00	4,500.00	123,740.00	0.00	128,240.00	57.20%	95,960.00	
7C	EPDM Roofing	874,000.00	0.00	577,645.00	0.00	577,645.00	66.09%	296,355.00	
7D	Joint Sealants	9,448.00	0.00	0.00	0.00	0.00	0.00%	9,448.00	
8A	Doors, Frames, and Hardware - Materials	111,795.00	0.00	0.00	0.00	0.00	0.00%	111,795.00	
8B	Overhead Coiling Doors	21,575.00	0.00	0.00	0.00	0.00	0.00%	21,575.00	
8C	Accordian Security Doors	20,273.00	0.00	0.00	0.00	0.00	0.00%	20,273.00	
8D	Sectional Overhead Doors	207,900.00	0.00	0.00	0.00	0.00	0.00%	207,900.00	
8E	Aluminum Framed Storefronts & Entrances	142,333.00	10,600.00	0.00	0.00	10,600.00	7.45%	131,733.00	
8F	Translucent Wall Panels	88,118.00	647.00	0.00	0.00	647.00	0.73%	87,471.00	
9A	Gypsum Board Assemblies	238,102.13	10,170.00	29,254.80	0.00	39,424.80	16.56%	198,677.33	
9B	Tiling	35,882.00	0.00	0.00	0.00	0.00	0.00%	35,882.00	
9C	Acoustical Ceilings	32,500.00	0.00	0.00	0.00	0.00	0.00%	32,500.00	
9D	Carpet and Resilient Base	16,572.00	7,714.08	0.00	0.00	7,714.08	46.55%	8,857.92	
9E	Painting	165,781.00	0.00	0.00	0.00	0.00	0.00%	165,781.00	
10A	Signage	16,431.00	0.00	0.00	0.00	0.00	0.00%	16,431.00	
10B	Specialties Materials	14,868.00	0.00	0.00	0.00	0.00	0.00%	14,868.00	
10C	Lockers	51,718.00	1,631.00	0.00	0.00	1,631.00	3.15%	50,087.00	
10D	Operable Partitions	19,497.00	0.00	0.00	0.00	0.00	0.00%	19,497.00	
11A	Vehicle Wash Equipment	67,037.71	0.00	0.00	0.00	0.00	0.00%	67,037.71	

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 7
Application Date : 03/31/21
To: 03/31/21
Architect's Project No.:

Invoice # : 0180-07 **Contract : 19520-0180 City of Ramsey Public Works**

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)			
11B	Vehicle Fueling System	292,572.00	28,908.10	0.00	0.00	28,908.10	9.88%	263,663.90	
11C	Loading Dock Equipment	11,695.00	0.00	0.00	0.00	0.00	0.00%	11,695.00	
12A	Window Treatments	45,000.00	0.00	0.00	0.00	0.00	0.00%	45,000.00	
12B	Casework Materials	58,672.00	0.00	0.00	0.00	0.00	0.00%	58,672.00	
14A	Vehicle Lifts	281,054.00	0.00	0.00	0.00	0.00	0.00%	281,054.00	
21A	Fire Supression Systems	158,300.00	16,500.00	0.00	0.00	16,500.00	10.42%	141,800.00	
22A	Plumbing Systems	1,041,165.00	10,400.00	161,305.00	0.00	171,705.00	16.49%	869,460.00	
23A	HVAC Systems	1,286,784.17	67,500.00	198,145.00	0.00	265,645.00	20.64%	1,021,139.17	
26A	Electrical Systems	852,761.73	60,905.00	81,824.46	0.00	142,729.46	16.74%	710,032.27	
31A	Earthwork	656,657.48	271,505.90	5,785.00	0.00	277,290.90	42.23%	379,366.58	
32A	Asphalt Paving	597,000.00	0.00	0.00	0.00	0.00	0.00%	597,000.00	
32B	Site Concrete	131,595.00	0.00	0.00	0.00	0.00	0.00%	131,595.00	
32C	Fences and Gates	313,330.00	0.00	0.00	0.00	0.00	0.00%	313,330.00	
32D	Landscaping	68,219.00	0.00	0.00	0.00	0.00	0.00%	68,219.00	
33A	Site Utilities	475,146.00	458,426.00	10,000.00	0.00	468,426.00	98.59%	6,720.00	
41A	Overhead Crane System	83,348.00	0.00	0.00	0.00	0.00	0.00%	83,348.00	
01-00	General Conditions & Requirements	1,084,566.00	372,375.21	79,839.19	0.00	452,214.40	41.70%	632,351.60	
01-80	Preconstruction	19,985.00	19,985.00	0.00	0.00	19,985.00	100.00%	0.00	
90-40	Building Permit	74,470.00	0.00	0.00	0.00	0.00	0.00%	74,470.00	
90-50	General Liability Insurance	184,462.00	184,462.00	0.00	0.00	184,462.00	100.00%	0.00	
90-65	Construction Contigency	1,376,466.72	0.00	0.00	0.00	0.00	0.00%	1,376,466.72	
99-99	Contractors Fee	268,441.00	107,376.40	20,000.00	0.00	127,376.40	47.45%	141,064.60	
	Grand Totals	**16,361,624.00**	**4,244,878.99**	**1,956,122.30**	**0.00**	**6,201,001.29**	**37.90%**	**10,160,622.71**	**310,050.07**

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-07**
	830 Boone Avenue North	*Invoice Date:*	**03/31/21**
	Golden Valley, MN 55427	*Due Date:*	**04/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

Special Inspections

SUBCONTRACTS

Professional Service Industries	Special Inspections	Inv#	19520-01802	10,689.50
	Total SUBCONTRACTS			**10,689.50**
	Special Inspections Sub-Total:			**10,689.50**

Architectural Precast Concrete

SUBCONTRACTS

Molin Concrete Products Co.	Architectural Precast Concrete	Inv#	19520-01803	62,205.35
	Total SUBCONTRACTS			**62,205.35**
	Architectural Precast Concrete Sub-Total:			**62,205.35**

Masonry

SUBCONTRACTS

Steenberg-Watrud Construction LLC	Masonry	Inv#	19520-01803	52,384.00
	Total SUBCONTRACTS			**52,384.00**
	Masonry Sub-Total:			**52,384.00**

Structural Steel/Misc. Metals - Material

SUBCONTRACTS

Thornberg Steel	Structural Steel	Inv#	19520-01805	385,878.00
	Structural Steel		19520-01806	13,677.00
	Total SUBCONTRACTS			**399,555.00**
	Structural Steel/Misc. Metals - Material Sub-Total:			**399,555.00**

Structural Steel/Misc. Metals - Erection

SUBCONTRACTS

Met-Con Construction, Inc.	Structural Steel Erection	Inv#	19520-01803	133,750.00
	Total SUBCONTRACTS			**133,750.00**
	Structural Steel/Misc. Metals - Erection Sub-Total:			**133,750.00**

Waterproofing & Weatherproofing

SUBCONTRACTS

Herzog Coatings	Waterproofing	Inv#	19520-01803	10,000.00
	Total SUBCONTRACTS			**10,000.00**
	Waterproofing & Weatherproofing Sub-Total:			**10,000.00**

Architectural Metal Panels

SUBCONTRACTS

Atomic Arch. Sheet Metal Inc.	Metal Wall Panels	Inv#	19520-01802	20,000.00
	Metal Wall Panels		19520-01803	103,740.00
	Total SUBCONTRACTS			**123,740.00**

INVOICE

From: **RJM Construction, LLC**		*Invoice:*	**0180-07**
830 Boone Avenue North		*Invoice Date:*	**03/31/21**
Golden Valley, MN 55427		*Due Date:*	**04/30/21**
		Disc Date:	
To: **City of Ramsey**			
7550 Sunwood Drive NW			
Ramsey, MN 55303			
Contract : 19520-0180 City of Ramsey Public Works			

		Architectural Metal Panels Sub-Total:			**123,740.00**
EPDM Roofing					
SUBCONTRACTS					
Granite City Roofing, Inc	Roofing		Inv#	19520-01801	577,645.00
		Total SUBCONTRACTS			**577,645.00**
		EPDM Roofing Sub-Total:			**577,645.00**
Gypsum Board Assemblies					
SUBCONTRACTS					
RTL Construction, Inc.	Drywall		Inv#	19520-01803	29,254.80
		Total SUBCONTRACTS			**29,254.80**
		Gypsum Board Assemblies Sub-Total:			**29,254.80**
Plumbing Systems					
SUBCONTRACTS					
Klamm Mechanical Contractors	Plumbing		Inv#	19520-01802	97,790.00
	Plumbing			19520-01803	63,515.00
		Total SUBCONTRACTS			**161,305.00**
		Plumbing Systems Sub-Total:			**161,305.00**
HVAC Systems					
SUBCONTRACTS					
Architect Mechanical Inc.	HVAC		Inv#	19520-01803	198,145.00
		Total SUBCONTRACTS			**198,145.00**
		HVAC Systems Sub-Total:			**198,145.00**
Electrical Systems					
SUBCONTRACTS					
Wolf River Electric	Electrical		Inv#	19520-01803	81,824.46
		Total SUBCONTRACTS			**81,824.46**
		Electrical Systems Sub-Total:			**81,824.46**
Earthwork					
SUBCONTRACTS					
Minnesota Utilities & Excavating, LLC	Earthwork		Inv#	19520-01806	5,785.00
		Total SUBCONTRACTS			**5,785.00**
		Earthwork Sub-Total:			**5,785.00**
Site Utilities					
SUBCONTRACTS					
Jacon LLC	Site Utilities		Inv#	19520-01803	10,000.00
		Total SUBCONTRACTS			**10,000.00**

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-07**
	830 Boone Avenue North	*Invoice Date:*	**03/31/21**
	Golden Valley, MN 55427	*Due Date:*	**04/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

			Site Utilities Sub-Total:		**10,000.00**
General Conditions & Requirements					
SUBCONTRACTS					
RJM Construction, LLC	General Requirements		Inv#	9520018007	79,839.19
		Total SUBCONTRACTS			**79,839.19**
		General Conditions & Requirements Sub-Total:			**79,839.19**
Contractors Fee					
SUBCONTRACTS					
RJM Construction, LLC	Contractors Fee		Inv#	9520018007	20,000.00
		Total SUBCONTRACTS			**20,000.00**
		Contractors Fee Sub-Total:			**20,000.00**

INVOICE

Summary

1A Special Inspections			10,689.50
Retainage	1,956,122.25 @	5.00%	(534.48)
3B Architectural Precast Concrete			62,205.35
Retainage	1,956,122.25 @	5.00%	(3,110.26)
4A Masonry			52,384.00
Retainage	1,956,122.25 @	5.00%	(2,619.20)
5A Structural Steel/Misc. Metals - Material			399,555.00
Retainage	1,956,122.25 @	5.00%	(19,977.75)
5B Structural Steel/Misc. Metals - Erection			133,750.00
Retainage	1,956,122.25 @	5.00%	(6,687.50)
7A Waterproofing & Weatherproofing			10,000.00
Retainage	1,956,122.25 @	5.00%	(500.00)
7B Architectural Metal Panels			123,740.00
Retainage	1,956,122.25 @	5.00%	(6,187.00)
7C EPDM Roofing			577,645.00
Retainage	1,956,122.25 @	5.00%	(28,882.25)
9A Gypsum Board Assemblies			29,254.80
Retainage	1,956,122.25 @	5.00%	(1,462.74)
22A Plumbing Systems			161,305.00
Retainage	1,956,122.25 @	5.00%	(8,065.25)
23A HVAC Systems			198,145.00
Retainage	1,956,122.25 @	5.00%	(9,907.25)
26A Electrical Systems			81,824.46
Retainage	1,956,122.25 @	5.00%	(4,091.22)
31A Earthwork			5,785.00
Retainage	1,956,122.25 @	5.00%	(289.25)
33A Site Utilities			10,000.00
Retainage	1,956,122.25 @	5.00%	(500.00)
01-00 General Conditions & Requirements			79,839.19
Retainage	1,956,122.25 @	5.00%	(3,991.96)
99-99 Contractors Fee			20,000.00
Retainage	1,956,122.25 @	5.00%	(1,000.00)
CURRENT DUE :			1,858,316.19

CC Regular Session **5. 15.**

Meeting Date: 04/27/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #21-110 Approving Development Agreement GiGi's Salon and Spa (Project #20-140)

Purpose/Background:

The purpose of this case is to approve the development agreement for GiGi's Salon and Spa (the "Applicant"). The City previously approved the final plat and site plan for the proposed salon on the corner of Zeolite Street, Veterans Drive, and Sunwood Drive. The proposed site is currently owned by the City of Ramsey and the Applicant has an active purchase agreement with the City. The Subject Property is approximately 3.14 acres with 1.42 acres being platted as a buildable lot for Gigi's Salon.

This is a standard step in the development process.

Notification:

No notice is required to approve a development agreement and no notice was provided for this meeting.

Observations/Alternatives:

Summary

The City previously approved the site plan and final plat for GiGi's Salon and Spa, a Ramsey business expanding into their own storefront. The project is located within the COR 2 Commercial subdistrict. This subdistrict is intended to provide space for commercial operations with a mix of large and small floor plates accommodating auto-oriented uses. The use of a salon meets the intent of this district. The Applicant is purchasing a piece of the Subject Property from the City, and platting the remainder into two outlots, one for the well onsite, and one for a future buildable lot.

The attached draft Development Agreement has been reviewed and approved by the City Attorney and has no deviations from tha approved City template. The Development Agreement includes a financial surety to ensure that the work is completed to City standards, and outlines fees and the legal agreements related to the project.

Funding Source:

The Applicant is responsible for all costs associated with project review. Please note that this project does include a land transaction with the City, as the entire site is currently owned by the City of Ramsey.

Recommendation:

Staff recommends that the City Council adopt Resolution #21-110 and approve the Development Agreement, allowing the project to move forward into closing.

Action:

Motion to adopt Resolution #21-110 approving the Development Agreement for GiGi's Salon and Spa.

Attachments

Site Location Map

Final Plat

Site Plan

Development Agreement

ACTION Resolution #21-110

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:11 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:42 PM
Form Started By: Chloe McGuire Brigl		Started On: 04/19/2021 11:20 AM
Final Approval Date: 04/22/2021		



City of RAMSEY

Gigi's Salon

28-32-25-23-0018

Legend

Site

Parcels

N

December 15th, 2020

0 0.045 0.09 mi

DRAFT - FINAL PLAT - 2020-11-16

GIGI ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

Outlot A, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as GIGI ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

SIGNED: City of Ramsey

By: _____ Mayor By: _____ Clerk

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, as Mayor and _____, as Clerk of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____ (Signature) _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires_____

I Jeremy R. Honga do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20____.

_____
Jeremy R. Honga, Licensed Land Surveyor,
Minnesota License No. 58013

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Jeremy R. Honga.

_____ (Signature) _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires_____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of GIGI ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
Charles F. Gitzen, Anoka County Surveyor

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____ By: _____, Deputy
Property Tax Administrator

COUNTY RECORDER / REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of GIGI ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ .M. and was duly recorded as Document Number _____.

_____ By: _____, Deputy
County Recorder/Registrar of Titles



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(NOT TO SCALE)

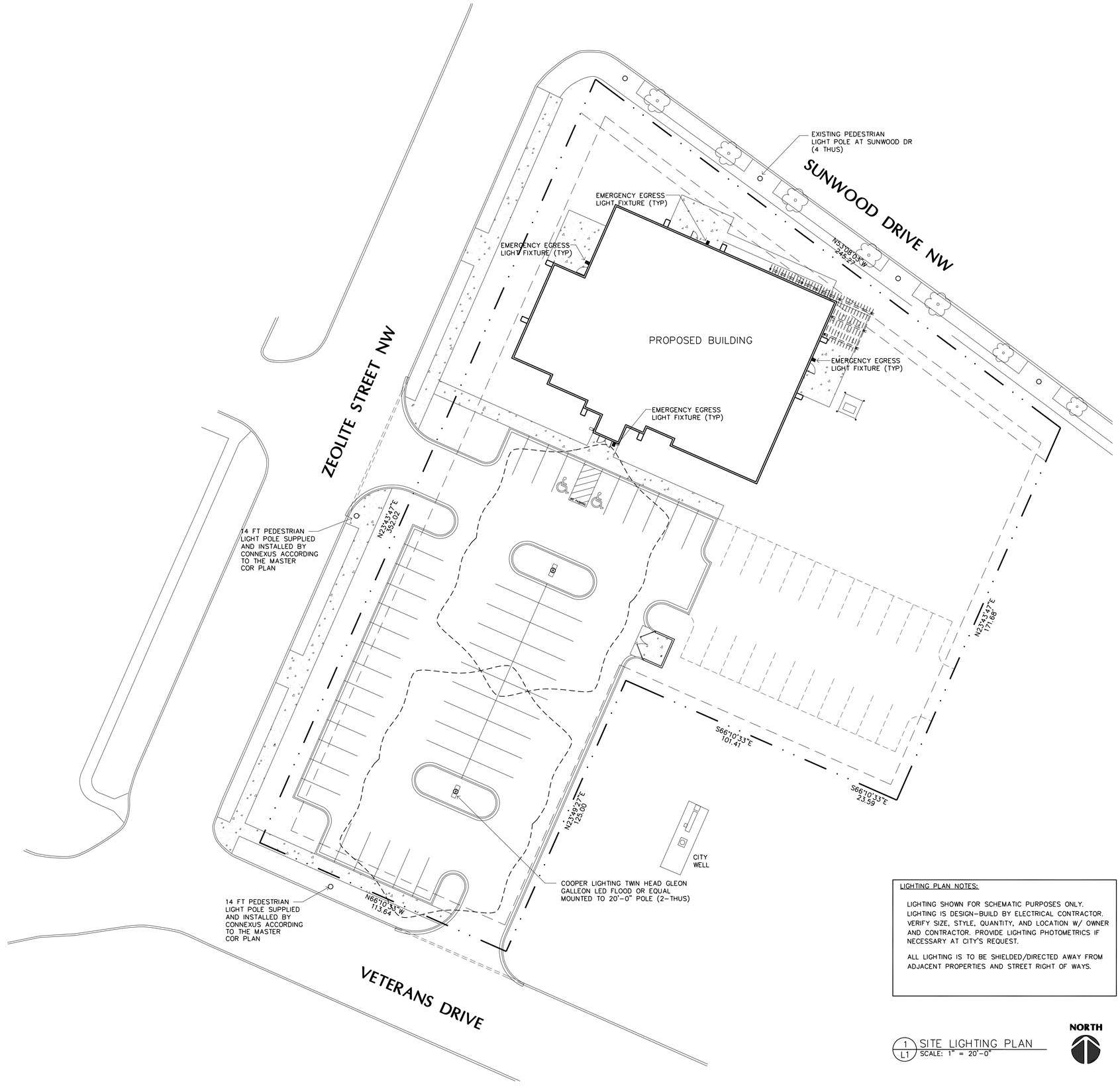
BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 58013.

● DENOTES FOUND MONUMENT, AS NOTED.

THE SOUTH LINE OF OUTLOT A, COR STONE BROOK ACADEMY, IS ASSUMED TO HAVE A BEARING OF N66°10'33"W.

wsb



LIGHTING PLAN NOTES:

LIGHTING SHOWN FOR SCHEMATIC PURPOSES ONLY. LIGHTING IS DESIGN-BUILD BY ELECTRICAL CONTRACTOR. VERIFY SIZE, STYLE, QUANTITY, AND LOCATION W/ OWNER AND CONTRACTOR. PROVIDE LIGHTING PHOTOMETRICS IF NECESSARY AT CITY'S REQUEST.

ALL LIGHTING IS TO BE SHIELDED/DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREET RIGHT OF WAYS.

1 / L1 SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

CLASSIC CONSTRUCTION
CONCRETE & MASONRY WORK · RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE
EAST BETHEL, MN 55011
PHONE: (763) 434-8870
FAX: (763) 434-7120

GIGI'S SALON AND SPA

Ramsey, Minnesota

Drawn By: JRB
Checked By: LL

Revisions

10/6/20	PRELIMINARY
10/22/20	BUDGET PRICING
1/8/21	CITY SUBMITTAL
1/27/21	FINAL REVIEW

SCHEMATIC SITE LIGHTING PLAN

Sheet Number

L1

Project No. 200401-1

Filename: GIGIS SALON AND SPA\GIGIS SALON AND SPA-L1

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR GIGI'S SALON AND SPA

This Agreement (hereinafter the "Agreement") is dated as of this _____day of _____, 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and GiGi's Salon and Spa, Inc., a Corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as GIGI ADDITION (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Hakanson Anderson and Classic Construction, dated December 8, 2020 and February 16, 2021, respectively. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Required Improvements. The improvements the **PERMITTEE** will construct or install are as follows:

a. Lot grading.
b. Sidewalks.
c. Electricity (within one-fourth mile).
d. Phone (within one-fourth mile).
e. Natural gas (within one-fourth mile).
f. Boulevard sodding.
g. Water shut off boxes.
h. Landscaping
i. Street lights per agreement with Connexus Energy
j. Installation of survey monumentation.
k. Sanitary sewer
l. Water
m. Parking lot
n. Concrete curb and gutter

(the "Required Improvements").

The **PERMITTEE** agrees to construct the Required Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Required Improvements and acceptance by the **CITY**. As as-built plans are a Required Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the Required Improvement Financial Guarantee noted in paragraph #6 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Required Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Installation of the Required Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Required Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary

permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Required Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Required Improvements.

7. Time of Performance for the Required Improvements. The **PERMITTEE** must complete the Required Improvements within one (1) year after the recording of the Plat.

8. Required Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Improvements. The license shall expire after the **CITY** accepts ownership of Improvements.

9. Financial Guaranty for Required Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Required Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($352,729.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Required Improvements. Upon completion of Required Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

10. Inspection Fees for the Required Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Required Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($14,109.00)**, which amount is 5% of the City Engineer's estimated cost of the Required Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Required Improvements acceptance by the **CITY**.

11. Warranty for Required Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$70,545.00**, which is 25% of the cost of the Required Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.

12. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of $3,128. [# plantings (16 trees) x cost/planting ($300/tree x 30% average non-survival rate, (75 shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the **PERMITTEE**. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the

CITY. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

13. Street Cleaning and Clean Up. After the street surfacing that is a part of the Required Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Required Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

14. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

15. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Required Improvements.

16. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

    a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the

CITY'S staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

17. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Required Improvements, unless qualified as fixed amounts, are

estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
GiGi's Salon and Spa
Attn: Ginger Edin
Click or tap here to enter text.
Click or tap here to enter text.

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

GiGi's Salon and Spa, Inc.

By:_____, Ginger Edin
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Ginger Edin, President of GiGi's Salon and Spa, Inc., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2021, by Mark E Kuzma and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

Legal Description of the Subject Property

Lot 1, Block 1, GIGI ADDITION, Anoka County, MN

EXHIBIT B

Fees Payable to the City

City of Ramsey

2021 Commercial/Industrial Development Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
Commercial	1.42	per acre	*$5,100*	$7,242	
Trail Development	1.42	per acre	*$1,300*	$1,846	
Subtotal Park and Trail Development				***$9,088***	
Water and Sewer Fees					
Water Trunk (Connection)	1.42	per acre	*$6,766*	$9,608	
Sanitary Sewer Trunk (Connection)	1.42	per acre	*$3,837*	$5,449	
Subtotal Water and Sewer Fees				***$15,056***	
Stormwater Management Fees					
Stormwater Management	1.42	per acre	*$5,001*	$7,101	
Wellhead Protection Zone (COR)	5,204			$5,204	
Subtotal Stormwater Management				***$12,305***	
Sureties and Inspection Fees - Calculated at time of Site Plan Review					
Performance Surety (returned when complete)	282183	cost of improvement	*125%*	$352,729	Cash or Letter of Credit
Engineering Inspection Fee	282183	cost of improvement	*5%*	$14,109	Cash Escrow
GRAND TOTAL FOR DEVELOPMENT FEES				**$36,450**	

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-110

A RESOLUTION APPROVING DEVELOPMENT AGREEMENT FOR FOR GIGI'S SALON AND SPA

RECITALS

1. GiGi's Salon and Spa, hereinafter referred to as the "Permittee" has had their Site Plan and Final Plat approved for a salon and spa on the property generally known as 7850 Sunwood Dr NW and legally described as follows:

   OUTLOT A, COR STONE BROOK ACADEMY, Anoka County, Minnesota

   Or upon platting:

   Lot 1, Block 1, GIGI ADDITION, Anoka County, Minnesota

   ("Subject Property")

2. That the Applicant is purchasing the Subject Property from the City of Ramsey.

3. That the Subject Property is zoned COR, which is a mixed use zoning designation and guided as such in the 2040 Comprehensive Plan.

4. That the City Council reviewed and approved the Site Plan and Final Plat on March 23, 2021.

5. That a contingency of approval for the Site Plan and Final Plat included the Permittee entering into a Development Agreement with the City.

6. That the City Council reviewed and approved the Development Agreement on April 27, 2021.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the Development Agreement (the "Agreement") for GiGi's Salon and Spa on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.

2. That the Applicant executes the purchase agreement with the City for the Subject Property.
3. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27 day of April, 2021.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mayor Mark E. Kuzma and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and Mark E. Kuzma and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

CC Regular Session **5. 16.**

Meeting Date: 04/27/2021

Submitted For: Bruce Westby, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #21-111 Approving Plans and Specifications and Award of Contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorizing Purchase Of Pavement Patching Trailer

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-111 Approving Plans and Specifications and Award of Contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorizing Purchase of Pavement Patching Trailer.

Background:

Sealcoating Background

The intended purpose of sealcoating streets was to prevent existing bituminous pavement from damage due to stormwater runoff, ultraviolet rays from the sun, and petroleum deposits left by vehicles using the streets. In addition, a small amount of oil in the sealcoat emulsion is absorbed by the underlying pavement, helping to rejuvenate up to the top quarter-inch of pavement.

In 2019, the City Council indefinitely suspended sealcoat improvements due to observed pavement stripping under sealcoat issues, which causes the top inch or so of pavement to strip away from the underlying pavement in areas that start out small (the size of a quarter), but then grow larger and larger over time until much of the pavement's surface has disintegrated.

Since the sealcoat program was suspended, Staff has been exploring alternatives to sealcoat improvements for northern tier states, such as Minnesota. Numerous alternatives have been tried by many cities throughout the metro area. The most common alternatives in use by other cities include fog sealing, micro-thin overlays, and pavement rejuvenators.

City Staff have been conferring with Staff from other metro cities including Anoka, Andover, Brooklyn Center, Coon Rapids, Saint Michael and Woodbury to discuss what other sealcoat alternatives are being tried. Based on these discussions, Staff feels pavement rejuvenators will provide the greatest overall benefit at the lowest cost, while minimizing impacts to the traveling public due to the fast cure times.

Reclamite Pavement Rejuvenator Background

On March 3, 2020, Staff attended a lunch and learn presented by Corrective Asphalt Materials (CAM) and hosted by the City of Coon Rapids. Staff from the following cities were in attendance.

- Andover
- Brooklyn Center
- Circle Pines
- Columbia Heights
- Coon Rapids
- Fridley
- Ham Lake
- Mahtomedi

- Mounds View
- New Brighton
- Otsego
- Ramsey
- Saint Francis

Corrective Asphalt Materials specializes in applying a petroleum maltene-based pavement rejuvenating agent called Reclamite. Maltene-based petroleum products have the ability to absorb or penetrate into asphalt pavement and restore the reactive components (maltenes) that have been lost due to the natural process of oxidation.

Reclamite is used as a pavement preservation tool and is applied similar to a fog seal, but with a much quicker dry time along with additional benefits. Numerous cities have been using this product for years and have had good experiences thus far and plan to continue applying Reclamite in the foreseeable future.

CAM typically restricts applications of Reclamite to pavement that is 5 years old or less, though they are starting to apply Reclamite to some streets in Edina and Woodbury that are around 8 years old. To determine if the pavement is able to absorb the Reclamite application in sufficient quantity the pavement must first be tested by applying test applications to determine if the existing pavement is porous enough to accept Reclamite using standard application rates.

As stated in the attached brochure from CAM, Reclamite has been used for more than 50 years and is proven to add 5 to 7 years of service life to pavements. According to CAM, Reclamite penetrates, rejuvenates and seals the surface of the pavement by replenishing the lost maltene fraction in the asphalt binder making the surface durable and flexible thereby preventing raveling, stripping, and air and moisture intrusion.

CAM also claims Reclamite provides a significant cost savings over a 60-year pavement life over traditional sealcoat and overlay improvements.

2020 Pavement Rejuvenation Improvements

Following approvals from the Public Works Committee and the City Council, a pavement rejuvenator demonstration project was completed in 2020. Reclamite was applied to Ute Street in the Stanhope Terrace development, which was reconstructed in 2018.

The pavement treated with Reclamite currently appears to be less porous and drains better than the pavement segment to the north that was reconstructed at the same time but was not treated with Reclamite. Staff will continue to monitor the two sections to evaluate the ongoing benefits of Reclamite.

2021 Pavement Rejuvenation Improvements

The City budgeted $200,000 for 2021 crack seal improvements. Total project costs for the 2021 crack seal improvements based on the awarded bid are anticipated to be $125,888.00 Therefore, $74,112 is projected to remain unspent from the 2021 crack seal budget.

In an attempt to utilize the entire $200,000 budgeted for crack seal improvements on pavement maintenance improvements, engineering and public works Staff reviewed the City’s street maintenance needs and offer the following recommendations.

Public Works Staff recommends authorizing Staff to replace the old pavement patching trailer with a new trailer, which if purchased through the state contract would cost $33,593. The trailer currently being used by the City was purchased a few years ago as a used 2000 model trailer using unexpended crack seal funds. However, this trailer has reached the end of it's useful life and needs to be replaced. Staff does not believe the existing trailer has much salvage value, but Staff will attempt to sell the trailer and proposes to apply any funds collected to pay for a portion of the new trailer.

Engineering Staff recommends awarding a contract to Corrective Asphalt Materials in the amount of $41,272.12 to apply Reclamite to 44,861 square yards (SY) of bituminous pavement on numerous street segments in the following

residential developments.

- Brookfield 6th, 7th and 8th Additions (9,618 SY)
- Covenant Meadows (6,218 SY)
- Ford Brook Estates (3,016 SY)
- Harvest Estates 1st and 2nd Additions (7,826 SY)
- Rivers Bend, 2017 reconstructed streets (7,915 SY)
- Wood Pond Hills & Chestnut Ridge (10,268 AY)

Attached is a copy of Corrective Asphalt Materials proposal, as well as a project scope map showing the streets segments proposed to be treated with Reclamite.

The total cost associated with Staff's recommendations is $74,865.12. Again, based on the awarded crack seal bid, Staff projects $74,112 will remain unspent from the 2021 crack seal budget. If Council approves Staff's recommendations above, an additional $753.12 would be needed, which could be paid from proceeds collected through selling the existing trailer, or through budgeted pavement maintenance funds.

Notification:

Notifications are not required with this case.

Observations/Alternatives:

Motion to adopt Resolution #21-111 approving plans and specifications and award of contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorizing Purchase of Pavement Patching Trailer.

Funding Source:

Funding for this improvement is proposed to come from the unspent pavement maintenance funds budgeted for the 2021 crack seal improvements. Staff has received a proposal from Corrective Asphalt Materials totaling $41,272.12 to complete the mentioned improvements.

Recommendation:

Staff recommends adopting Resolution #21-111 approving plans and specifications and award of contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorizing Purchase of Pavement Patching Trailer.

On April 21, 2021, Ramsey Public Works Committee recommended approval of plans and specifications and award of contract for Improvement Project #21-11, 2021 Pavement Rejuvenation Improvements. The Committee also recommended authorizing the purchase of a new pavement patching trailer.

Action:

Adopt Resolution #21-111 approving plans and specifications and award of contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorizing Purchase of Pavement Patching Trailer.

Attachments

CAM Proposal

IP 21-11 Rejuvantor Plans

Resolution 21-111

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/22/2021 12:46 PM
Bruce Westby	Bruce Westby	04/22/2021 02:51 PM

Kurt Ulrich	Kurt Ulrich	04/22/2021 02:58 PM
Form Started By: Joe Feriancek		Started On: 04/20/2021 07:57 AM
Final Approval Date: 04/22/2021		

Corrective Asphalt Materials

Mailing Address:
300 Daniel Boone Trail
South Roxana, IL 62087
Phone: 618-254-3855
Fax: 618-254-2200
Locations:
300 Daniel Boone Trail, South Roxana, IL 62087
43W630 Wheeler Road, Sugar Grove, IL 60554

April 1, 2021

City of Ramsey MN
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
Joe Feriancek: JFeriancek@ci.ramsey.mn.us

RE: Reclamite project

Dear Mr. Feriancek
Corrective Asphalt Materials, LLC (CAM, LLC) thanks you for the opportunity to bid the City of Ramsey, MN's Asphalt Rejuvenator Project. Please accept the following as our formal proposal to apply Reclamite Maltene Based Rejuvenating Agent to the areas listed below and per map provided by city.

- Apply Reclamite to 44,861 SY of Asphalt Road Ways
  - Wood Pond Hills & Chestnut Ridge 10268 SY
  - Harvest Estates 1st and 2nd 7826 SY
  - Ford Brook Estates 3016 SY
  - Rivers Bend 7915 SY
  - Covenant Meadows 6218 SY
  - Brookfield 6/7/8th 9618 SY
  - **Total: 44,861 SY @ $.92 per SY = $41,272.12**
  -

CAM's Responsibilities:

- Furnish and apply Reclamite
- Furnish and apply limestone screenings
- Post Sweeping of limestone screenings
- Traffic Control and signage
- Post "NO PARKING" signs
- Attend to any issues that may arise from work

City of Ramsey's Responsibilities:

- Resident Notifications

Price good for 30 days. Payment Net 30
Tina Revermann will be contacting you to schedule the project. Info: tina@cammidwest.com, Direct: 618-484-7650

Billing Information (please fill out upon acceptance)

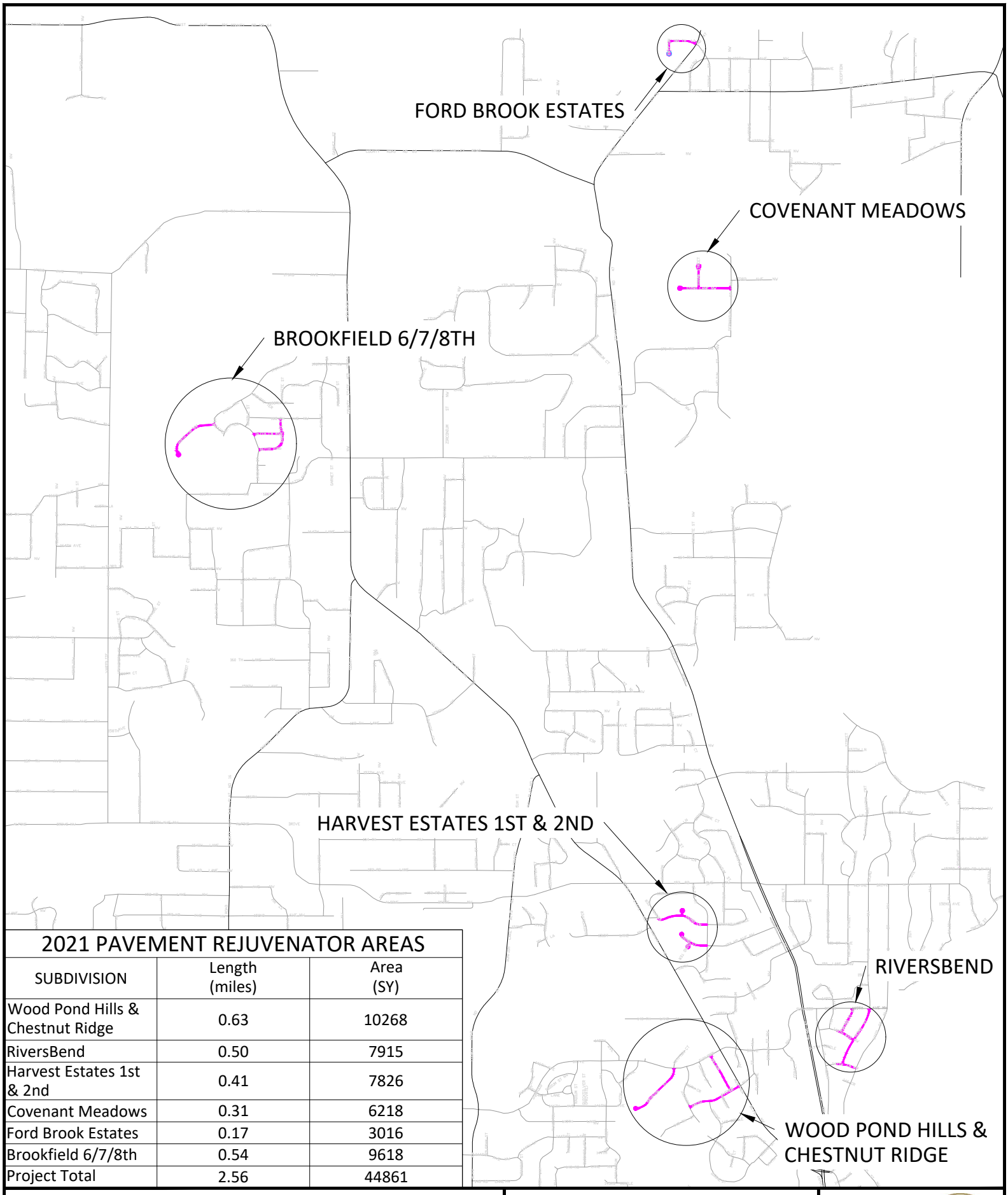
Name: _____ Address: _____

Phone Number: _____ _____

Signature: _____

Again, thank you for the opportunity. We look forward to providing our professional services.
Sincerely,
Tina Revermann
Operations Manager 618.484.7650

cc: Colleen West
Business Development 314.267.9313



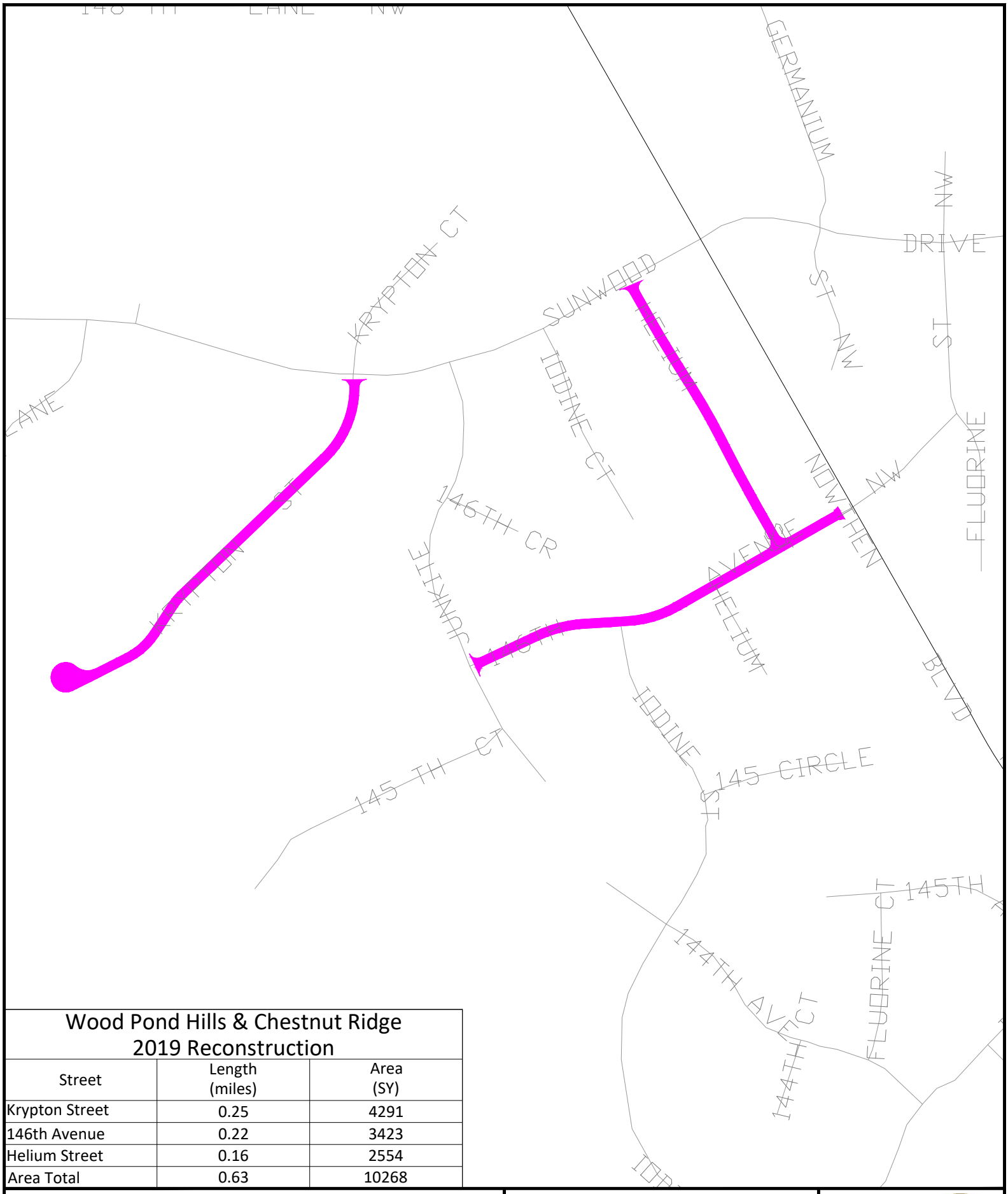
2021 PAVEMENT REJUVENATOR AREAS		
SUBDIVISION	Length (miles)	Area (SY)
Wood Pond Hills & Chestnut Ridge	0.63	10268
RiversBend	0.50	7915
Harvest Estates 1st & 2nd	0.41	7826
Covenant Meadows	0.31	6218
Ford Brook Estates	0.17	3016
Brookfield 6/7/8th	0.54	9618
Project Total	2.56	44861

2021 PAVEMENT REJUVENATOR OVERALL MAP

0 0.5 1 1.5
SCALE (MILE)

N

City of RAMSEY



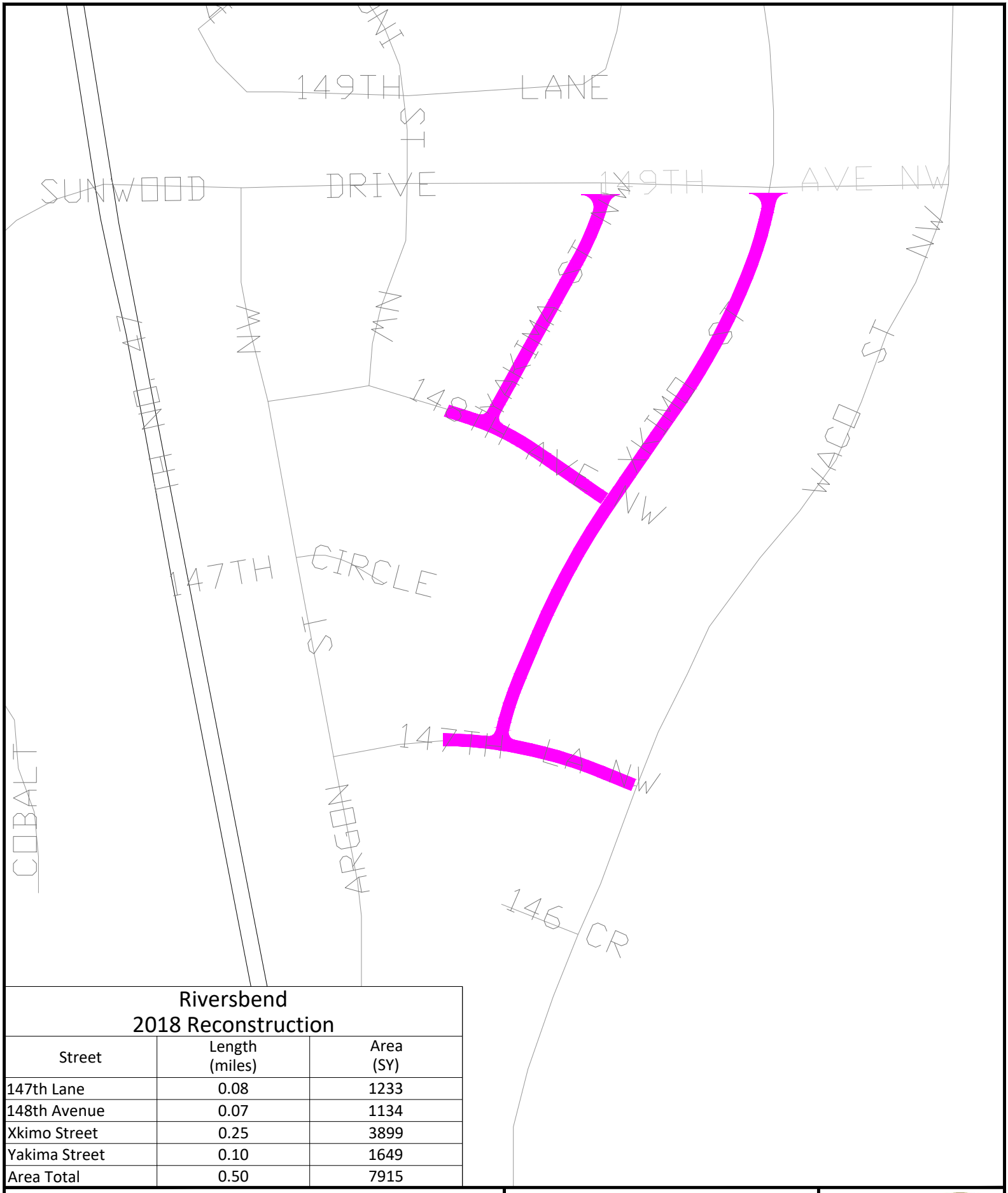
Wood Pond Hills & Chestnut Ridge 2019 Reconstruction		
Street	Length (miles)	Area (SY)
Krypton Street	0.25	4291
146th Avenue	0.22	3423
Helium Street	0.16	2554
Area Total	0.63	10268

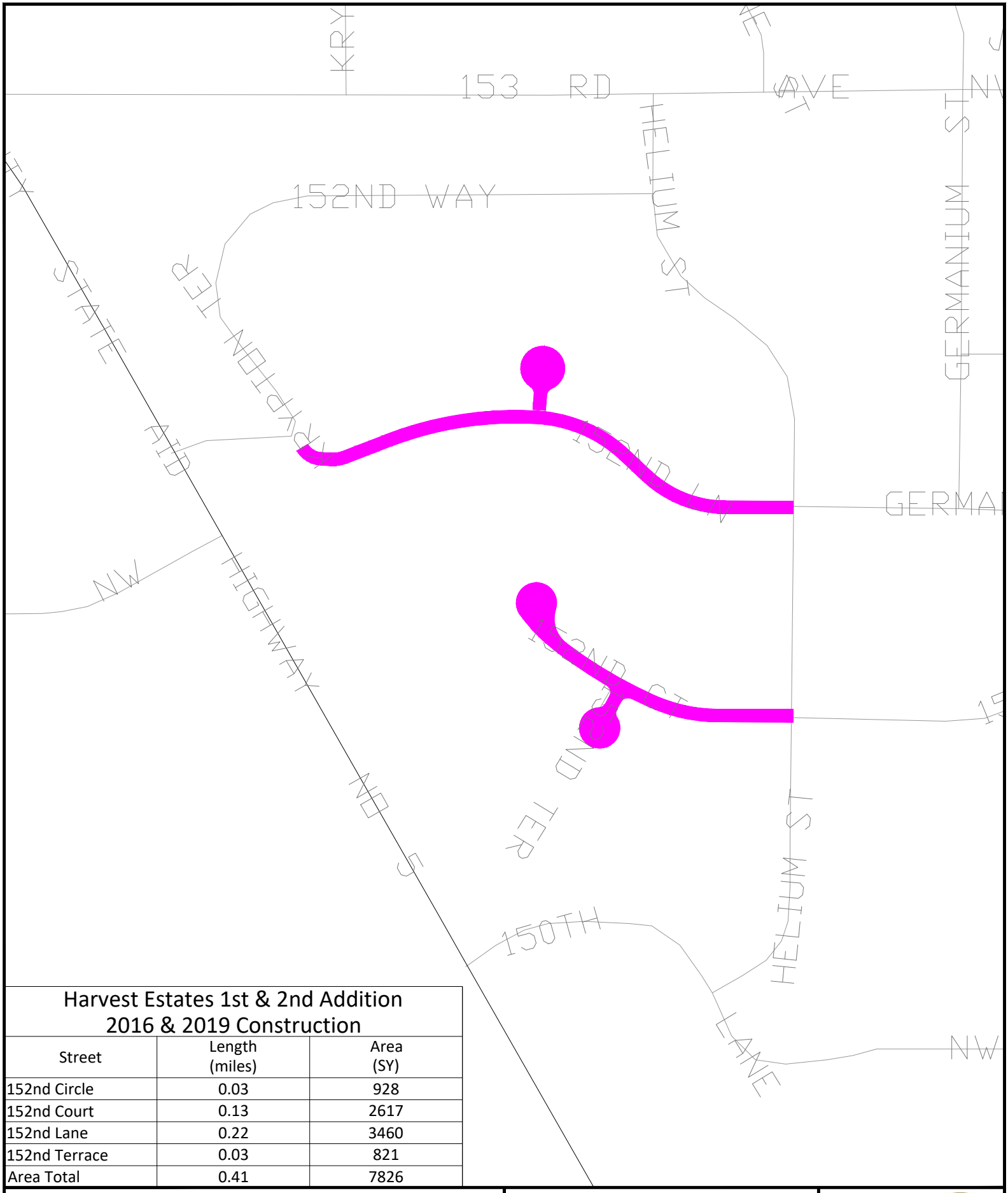
WOOD POND HILLS & CHESTNUT RIDGE PROJECT SCOPE

0 1/15 2/15 3/15
SCALE (MILE)

N

City of RAMSEY


149TH LANE
SUNWOOD DRIVE
149TH AVE NW
148TH AVE NW
147TH CIRCLE
147TH LA NW
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NW 7TH ST
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NW 1693RD ST
NW



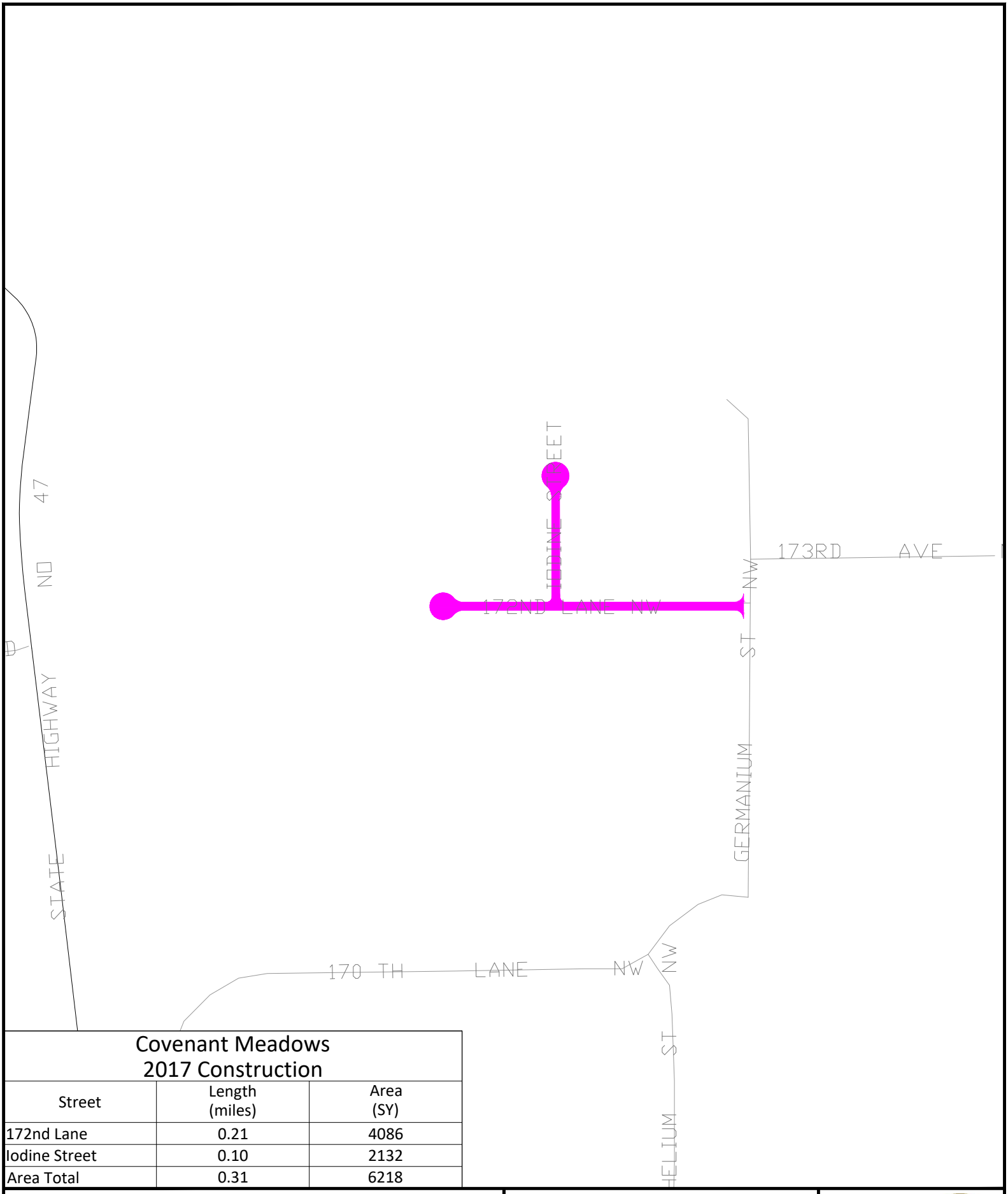
Harvest Estates 1st & 2nd Addition 2016 & 2019 Construction		
Street	Length (miles)	Area (SY)
152nd Circle	0.03	928
152nd Court	0.13	2617
152nd Lane	0.22	3460
152nd Terrace	0.03	821
Area Total	0.41	7826

HARVEST ESTATES 1ST & 2ND PROJECT SCOPE

0 1/20 2/20 3/20
SCALE (MILE)

N

City of RAMSEY



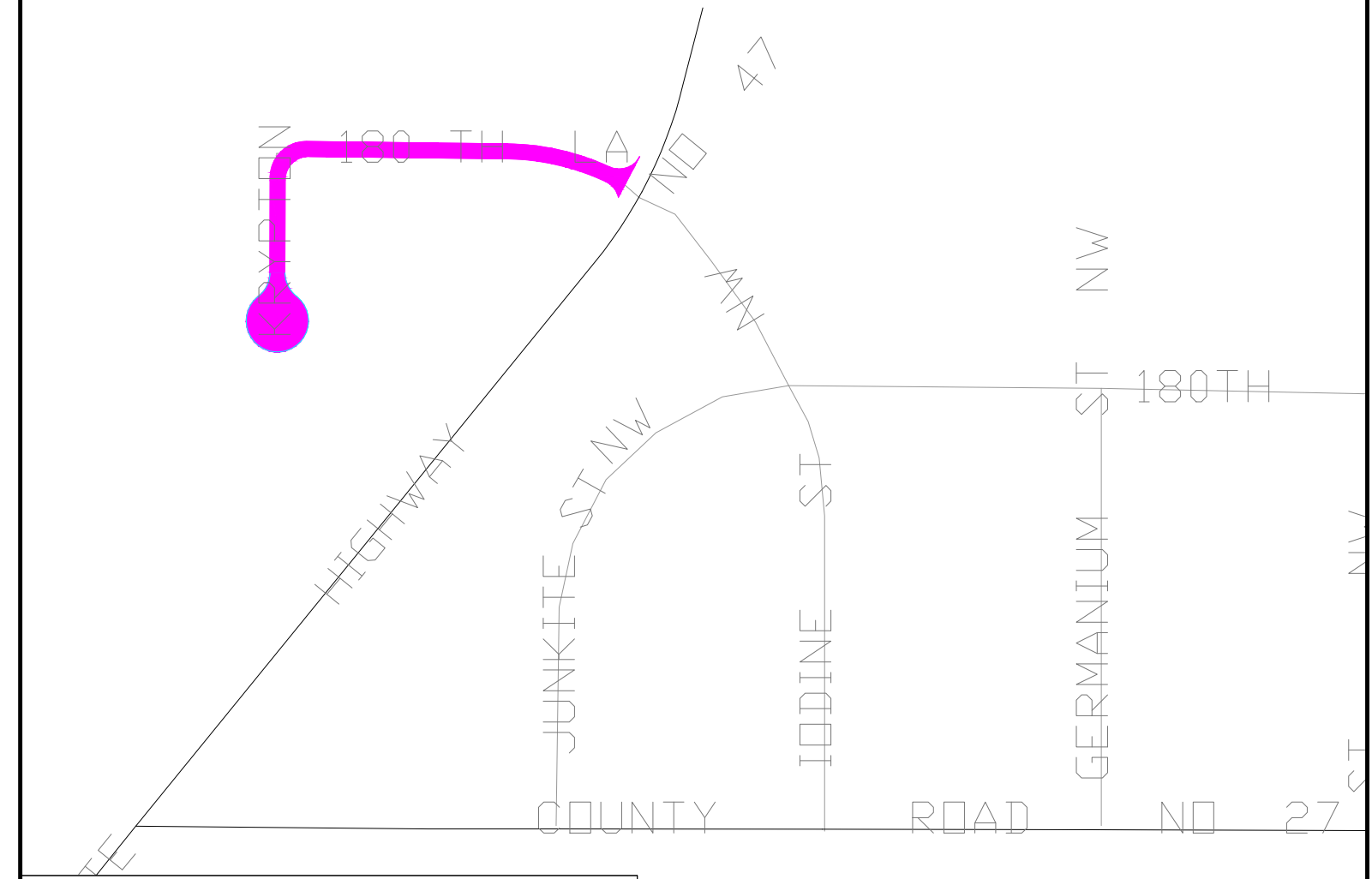
Covenant Meadows 2017 Construction		
Street	Length (miles)	Area (SY)
172nd Lane	0.21	4086
Iodine Street	0.10	2132
Area Total	0.31	6218

COVENANT MEADOWS PROJECT SCOPE

0 1/12 2/12 3/12
SCALE (MILE)

N

City of RAMSEY



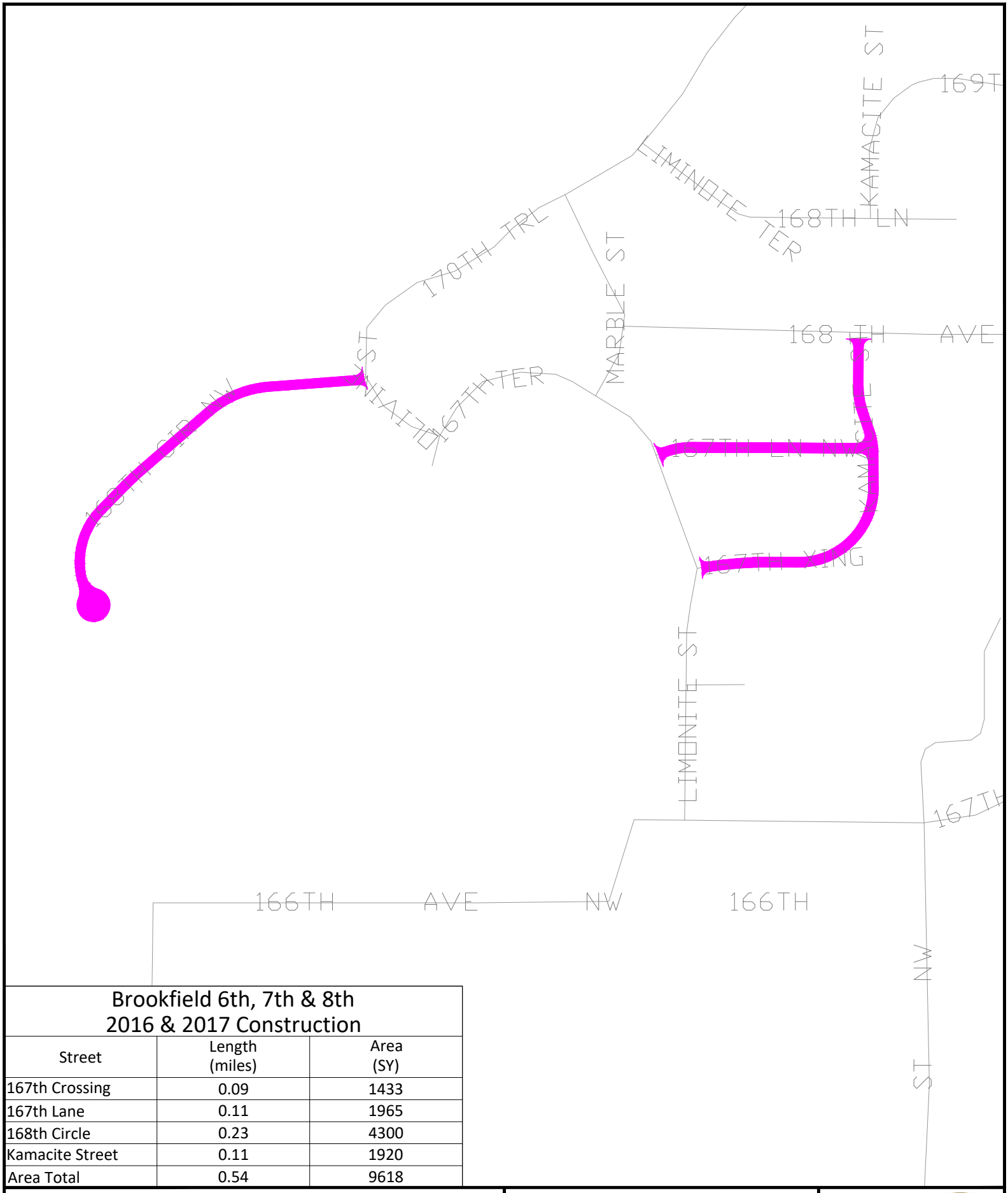
Ford Brook Estates 2019 Reconstruction		
Street	Length (miles)	Area (SY)
180th Lane	0.11	1533
Krypton Street	0.06	1483
Area Total	0.17	3016

FORD BROOK ESTATES
PROJECT SCOPE

0 1/20 2/20 3/20
SCALE (MILE)

N

City of RAMSEY



Brookfield 6th, 7th & 8th 2016 & 2017 Construction		
Street	Length (miles)	Area (SY)
167th Crossing	0.09	1433
167th Lane	0.11	1965
168th Circle	0.23	4300
Kamacite Street	0.11	1920
Area Total	0.54	9618

BROOKFIELD 6TH , 7TH & 8TH PROJECT SCOPE

0 1/15 2/15 3/15
SCALE (MILE)

N

City of RAMSEY

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-111

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARD OF CONTRACT FOR 2021 PAVEMENT REJUVENATION IMPROVEMENTS, IMPROVEMENT PROJECT #21-11, AND AUTHORIZING PURCHASE OF PAVEMENT PATCHING TRAILER

WHEREAS, the City of Ramsey adopted a budget for 2021 including $200,000 to crack seal the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, the bid award amount for the Crack Seal Improvement of $110,428.07; and

WHEREAS, Staff was directed to make recommendations to utilize the entire 2021 crack seal budget on pavement maintenance improvements; and

WHEREAS, Public Works Staff recommends authorizing Staff to replace the old pavement patching trailer with a new trailer at a cost of $33,593; and

WHEREAS, Engineering Staff received a proposal from Corrective Asphalt Materials in the amount of $41,272.12 to apply Reclamite to 44,861 square yards of bituminous pavement on numerous street segments within the City, and their proposal shall be and hereby is accepted.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) Staff is here by authorized and directed to purchase a paving patching trailer in an amount not to exceed $33,593.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 17.**

Meeting Date: 04/27/2021

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #21-113 Hiring Temporary Interns

Purpose/Background:

The purpose of this case is to request authorization to hire Temporary Interns. Annually the City employs Interns to work in Administrative Services and Engineering. This year a Parks Intern was added to assist with tasks that would normally be done by the currently vacant Recreational Specialist position.

The process to fill these positions includes an open competitive recruitment, interviews, background checks, pre-employment testing, City Council approval to hire and on-boarding.

At this time, staff selected four qualified interns. All candidates have passed the pre-employment screenings and staff recommends hiring the candidates listed below.

Intern pay: The updated and approved intern pay scale is $13.00 to $18.00 dollars per hour, depending on qualifications.

Funding Source:

The funding required to fill these positions is included within the approved 2021 budget.

Recommendation:

Staff recommends hiring the following 2021 employees on or near the dates listed below:

Administrative Intern, Nicole Laubach, effective, May 3, 2021 at $14.00 per hour; Engineering Intern, Hannah Painschab, effective May 17, 2021 at $15.00 per hour, Engineering Intern Karen Cook, effective May 24, 2021 at $15.00 per hour, and Park & Recreation Intern, Brandon Wagenfeld, effective May 3, 2021 at $14.00 per hour.

Action:

Motion to adopt resolution #21-113 to hire the following employees on or near the dates listed below:

Administrative Intern, Nicole Laubach, effective, May 3, 2021 at $14.00 per hour; Engineering Intern, Hannah Painschab, effective May 17, 2021 at $15.00 per hour, Engineering Intern Karen Cook, effective May 24, 2021 at $15.00 per hour, and Park & Recreation Intern, Brandon Wagenfeld, effective May 3, 2021 at $14.00 per hour.

Attachments

Engineering Intern JD

Admin Intern JD

Interim Rec. Intern JD

Resolution #21-113

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/22/2021 12:29 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:43 PM
Form Started By: Katie Schmidt		Started On: 04/20/2021 10:49 AM
Final Approval Date: 04/22/2021		

Engineering Intern

Class Code: 12004

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Jan 24, 2018
Revision Date: Feb 18, 2021

SALARY RANGE

$12.00 - $14.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

The City of Ramsey is seeking two (2) Engineering Interns to provide assistance to our Engineering staff for summer construction projects. These positions will facilitate and/or coordinate multiple ongoing City functions, projects, and events within the Engineering Division.

This is a temporary internship working 40 hours per week, Monday - Friday / 7:00 a.m. to 3:30 p.m., beginning in late April to early May and running through approximately mid-September, depending on availability, workload and rules of Minnesota Public Employment Labor Relations Act (PELRA). Work hours may vary depending on assigned projects if the candidate is still attending school.

MINIMUM QUALIFICATIONS:

Qualified candidates must have all of the following to be considered:

- Must be at least 18 years of age or older
- Must have a high school diploma or GED
- Must have a valid Minnesota driver's license with a good driving record
- Must be a current student pursuing a Civil Engineering, Engineering Technology or related field degree; or recent graduate looking to gain experience
- Must have intermediate Microsoft Office knowledge and skills
- Must have excellent written and verbal communication skills
- Must be able to work independently with minimal supervision

Desired Qualifications include:

- Experience with AutoCAD or GIS software

- Previous experience working at a municipality or county office
- Previous experience in construction observation
- Previous experience with survey work; including field topography and construction staking
- Attention to detail; ability to accurately collect data, maintain records, and report information

ESSENTIAL JOB FUNCTIONS:

- Construction observation of streets, storm sewer and underground utilities
- Survey work; including field topography and construction staking
- GPS documentation of miscellaneous infrastructure
- Topsoil inspections
- Record keeping and mapping
- Preparation of various written documents and reports; including engineering calculations, resident correspondence, and contractor correspondence related to project administration
- Plan review for both public and private infrastructure improvements
- Miscellaneous engineering duties as assigned
- Assist in a variety of entry-level civil engineering work related to survey, design, construction & maintenance of the City's infrastructure

KNOWLEDGE, SKILLS AND ABILITIES:

- Ability to establish effective working relationships with City staff, elected officials and the general public
- Knowledge of English - spelling, grammar, punctuation and vocabulary
- Ability to use computers including Microsoft Word and Excel
- Ability to communicate effectively both orally and in writing
- Ability to maintain clear, accurate records of activities
- Ability to work with minimal supervision

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Standing
- Walking
- Lifting
- Pushing/Pulling
- Carrying
- Kneeling

- Crouching
- Bending at waist
- Reaching
- Handling Objects
- Use of Arm Muscles over Extended Periods
- Use of Leg Muscles over Extended Periods

This job requires employees to be able to lift and carry up to 50 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating motor vehicles
- Working with chemicals
- Working near fumes and vapors
- Driving a City vehicle or personal vehicle

Administration Intern

Class Code: 10001

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Jan 23, 2018
Revision Date: Feb 19, 2021

SALARY RANGE

$12.00 - $14.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

The City of Ramsey is seeking an Administration Intern to work with staff in facilitating multiple ongoing City functions, projects, and events. The largest project is assisting with the City's annual Happy Days Festival to be held Saturday, September 11, 2021.

This is a temporary internship working 40 hours per week, Monday - Friday / 8:00 am to 4:30 pm, beginning in late April to early May and running through approximately mid-September, depending on availability, workload and rules of Minnesota Public Employment Labor Relations Act (PELRA). Work hours may vary depending on assigned projects and if the candidate is still attending school.

All candidates must upload a copy of their resume to this application.

MINIMUM QUALIFICATIONS:

Qualified candidates must have all of the following to be considered:

- Must be at least 18 years of age or older
- Must have a high school diploma or GED
- Must have a valid Minnesota driver's license with a good driving record
- Must be a current student pursuing a degree in Communications, Business Administration, Public Administration, Public Policy, Community Development, or related field; or a recent graduate looking to gain experience
- Must have intermediate, or greater, Microsoft Office knowledge and skills
- Must have excellent written and verbal communication skills
- Must be able to accurately type at least forty (40) words per minute
- Must have the ability to provide excellent customer service

Desired Qualifications include:

- Previous experience handling multiple tasks and deadlines

- Previous customer service experience
- Previous event coordination/planning experience

ESSENTIAL JOB FUNCTIONS:

- Assist with planning, coordination, marketing, execution and evaluation of City events such as Happy Days and other City sponsored events
- Assist the Staff Liaison to the Happy Days Committee and serve as the project coordinator for the Happy Days Festival
- Provide effective customer service in a courteous and helpful manner
- Other duties as assigned

KNOWLEDGE, SKILLS AND ABILITIES:

- Ability to establish effective working relationships with City staff, elected officials and the general public
- Knowledge of English - spelling, grammar, punctuation and vocabulary
- Ability to use computers including Microsoft Word and Excel
- Ability to communicate effectively, both orally and in writing
- Ability to maintain clear, accurate records of activities
- Ability to work with minimal supervision

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Sitting
- Standing
- Walking
- Carrying
- Handling Objects
- Repetitive Hand Motion
- Stationary desk or bench work

This job requires employees to be able to lift and carry up to 24 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Driving a City vehicle or personal vehicle

CITY OF RAMSEY POSITION ANALYSIS

POSITION TITLE: Recreation Program Intern

DEPARTMENT: Public Works Parks & Recreation

POSITION TITLE OF IMMEDIATE SUPERVISOR: Parks & Assistant Public Works Superintendent

SUBJECT TO RANDOM D.O.T DRUG AND ALCOHOL TESTING: No

FLSA STATUS: Non-Exempt

PRIMARY OBJECTIVE OF POSITION:

This position is responsible for temporarily assisting in the City's annual recreational programing serving all ages and demographics.

RESPONSIBILITIES:

A) Assist in marketing and implementation of municipal recreation program and events

B) Coordinate, purchase, organize and gather, and deliver supplies, documents and schedules for programs and events

C) Provide staff support including data entry, phone calls, program registration, reports, records management in a timely manner

D) Fill in as needed at programs and events. Assist with supervision, periodic check in and leadership of programs, seasonal staff and events

ESSENTIAL KNOWLEDGE, SKILLS AND ABILITIES

1. Must be able to read and understand correspondence, memoranda and materials
2. Must be able to effectively represent the organization, department, and administrative operations to management and the public
3. Demonstrated effective written and oral communication skills
4. Must act in a decisive manner, using good judgement. Must be able to assess problems and situations, and be able to anticipate needs and evaluate alternatives
5. Must have working knowledge in the use of calculators, personal computers, printers and other office equipment and working knowledge of computer software
6. Must have commitment to the organization; willingness to take initiative; dependability; maturity in relationships with others; and self-confidence

7. Must represent the organization to other agencies, staff, and citizens with a courteous, helpful, accurate and business-like attitude in all telephone and personal contact
8. Must be able to produce quality, accurate work. Must be able to utilize work time properly and productively. Must have the ability to handle detail, meet deadlines and follow through in the completion of projects
9. Must have strong organizational skills and the ability to accurately record documents, publications and various records for official purposes
10. Must have the ability to plan and perform duties with only general minimum supervision
11. Must be able to perform all essential position functions under the working conditions as described
12. Must than the ability to work evenings and weekends (if scheduled)

MINIMUM QUALIFICATIONS

- Current student or recent graduate in Parks and Leisure Services; Public Administration, Business Administration, Community Development or related field
- Proficiency using computers – word processing, spreadsheet programs, etc.
- Excellent written and verbal communication skills
- Valid unrestricted class D state driver's license with a good driving record

DESIRED QUALIFICATIONS

- Experience leading recreational events and programs
- Experience designing and implementing recreational curriculum

Created October 2016
Revised April 2021

JOB ACTIVITY REQUIREMENTS
Recreation Program Intern

	Job activity requirements				
	Physical Activities	**Very Important**	**Important**	**Slightly Important**	**Not Important**
1	Standing	x			
2	Sitting			x	
3	Walking	x			
4	Lifting	x			
5	Pushing / Pulling	x			
6	Carrying	x			
7	Climbing		x		
8	Kneeling	x			
9	Crawling		x		
10	Crouching	x			
11	Bending at waist	x			
12	Reaching	x			
13	Handling Objects	x			
14	Repetitive Hand Motion		x		
15	Use of Arm Muscles over Extended Periods	x			
16	Use of Leg Muscles over Extended Periods	x			
17	Overhead Work		x		
18	Stationary desk or bench work			x	

This job requires employees to be able to lift and carry up to 50 pounds without assistance.

	Job working conditions		
		Yes	**No**
1	Working Outdoors	x	
2	Working Indoors	x	
3	Operating forklifts or dangerous equipment		x
4	Operating motor vehicles	x	
5	Providing work direction to other employees		x
6	Working with chemicals	x	
7	Working near fumes and vapors	x	
8	Driving a City vehicle or personal vehicle	x	
9	Driving is an essential function of this job		x
10	Subject to random DOT drug and alcohol testing		x

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-113

RESOLUTION HIRING TEMPORARY INTERNS

WHEREAS, annually the City employs Interns to work in Administrative Services and Engineering; and

WHEREAS, this year a Parks Intern is needed to assist with some of the duties normally handled by the vacant Recreational Specialist position; and

WHEREAS, all candidates have passed the pre-employment screenings; and

WHEREAS, Staff recommends hiring the 2021 Interns.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) Motion to adopt resolution #21-113 to hire the following employees on or near the dates listed below:

   Temporary Interns: Administrative Intern, Nicole Laubach, effective, May 3, 2021 at $14.00 per hour; Engineering Intern, Hannah Painschab, effective May 17, 2021 at $15.00 per hour, Engineering Intern Karen Cook, effective May 24, 2021 at $15.00 per hour, and Park & Recreation Intern, Brandon Wagenfeld, effective May 3, 2021 at $14.00 per hour.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 18.**

Meeting Date: 04/27/2021

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #21-117 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II

Purpose/Background:

PURPOSE:

To consider a lease for the front portion of 6745 Hwy 10 NW.

BACKGROUND:

Mille Lacs Motor Sports II's primary location in Ramsey is at 6781 Hwy 10. They also currently lease a portion of 6701 Hwy NW and the rear portion of 6745 Hwy 10 NW. This company is growing and needs additional space to operate efficiently. Independent Auto recently vacated the front portion of the building and the parking lot at 6745 Hwy 10 NW. Mille Lacs Motor Sports II has expressed an interest in leasing the building and the fenced in area and has provided a Letter of Intent dated April 21, 2021. The leases premises would be used to conduct repairs on boats and ATV vehicles and the fenced in area would be used for outside storage of product for its business (ATV's, boats, etc.).

The front portion of the building is in poor condition and has a number of items that need to be addressed in order to allow for occupancy. Building and Fire conducted an inspection of the building on April 6, 2021. A summary of improvements needed to be done to occupy the building was put together by Building Official Szykulski.(See attached) The proposed tenant has indicated that he is willing to complete the improvements needed on the list by the Building Official at his own cost before occupying the building. He has also offered to paint and replace bad wood panels on the front portion of building, remove the Hwy 10 sign and to generally clean up the outside of the building and grounds. The tenant is looking to have this lease term mirror his existing lease at 6781 Hwy 10. The proposed lease would be from May 1, 2021 - May 31, 2023.

The Pit area of the building (Between the office area and the 3 Back Bays) has been an area of concern for a good number of years. Staff believes that the empty oil tanks should be removed in this are should be filled in with sand. Once this area is deemed safe and is covered, Staff is open to this area being leased to the tenant at a later date.

Notification:

N/A

Observations/Alternatives:

The terms of the proposed lease are attached on in the Letter of Intent provided to the City on April 21, 2021. If the City Council is amenable to terms and conditions within and is willing to lease out additional space at 6745 Hwy 10 NW to Mille Lacs Motor Sports II, Staff will work with the City Attorney and Premier Commercial Properties to draft a lease consistent with standard city lease terms and unique ones specific to this property **(In Bold)** outlined below:

- Terms, conditions and language has been updated to be consistent with recent lease agreements.
- Includes rent payments that are market rate.
- Maintenance responsibilities are clearly outlined.
- No political signage allowed.

- Early termination clause included.Per the City's agreement with Premier Commercial Properties, a commission payment will be made to Premier for this lease agreement.
  All outside storage within the fenced area will be screened.
- **The front portion of the building (Old Siding) will be repaired and repainted by the Tenant at the cost of the Tenant.**
- **The Pylon Sign will be removed from the site by Tenant at the cost of the Tenant.**
- **The Tenant and contractors may enter the building to conduct repairs and work required by the Building Official to bring the building into a condition to permit occupancy.**
- **The Tenant cannot occupy or operate out of any portion (except for the pit area) of the leased premises until all required improvements by the Building Official are complete and the Building Official has granted occupancy for the Leased Premises. (See attached Building Official Memo)**
- **The Lease will be from May 1, 2021 - May 31, 2023. The lease will not be extended and no new leases will be entered into on this property after May 31, 2023.**
- **The Square footage of the lease will be adjusted based on the usable space to the Tenant (i.e.exclusion of the Pit area)**

The Tenant is agreeing to invest about $12,000 into the building and grounds to ensure it is a safe and aesthetically pleasing property on Highway 10. Alternatives:

1) Adopt Resolution #21-117 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II and to authorize Staff to obtain bids to fill and pave/cover the pit area.

2) Based on the poor condition of the building, existing safety issues, and its high visibility, the City Council could choose not to lease the front portion of the building out and to begin work to demolish the structure.

3) Something Else.

Funding Source:

Lease Revenue, RALF.

Recommendation:

Staff recommendation is to approve Resolution #21-117

and (included in draft Resolution)

1) Commit to a lease end date of May 31, 2023 and to not extend or renegotiate future leases at 6745 Hwy 10 NW

2) Authorize Staff to obtain bids to fill and pave/cover the Pit Area.

Action:

Motion to:

Adopt Resolution #21-117 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II; subject to review by the City Attorney.

Attachments

Site Location Map

ACTION - Resolution #21-117

Lease Reference Map

Letter of Intent

Building Official Memorandum 4.6.21

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Sean Sullivan	04/21/2021 04:47 PM
Sean Sullivan (Originator)	Sean Sullivan	04/21/2021 04:50 PM
Tim Gladhill	Tim Gladhill	04/22/2021 08:25 AM
Sean Sullivan (Originator)	Sean Sullivan	04/22/2021 11:42 AM
Tim Gladhill	Tim Gladhill	04/22/2021 12:25 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:28 PM

Form Started By: Sean Sullivan Started On: 04/02/2021 04:37 PM

Final Approval Date: 04/22/2021

Site Location Map - 6745 Hwy 10 NW



September 27, 2019

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-117

APPROVING LEASE AGREEMENT OF 6745 HWY 10 NW (FRONT) WITH MILLE LACS MOTOR SPORTS II, INC

WHEREAS, Mille Lacs Motor Sports II, Inc. (the "Tenant") has leased indoor and outside storage space located at 6781 and 6745 Hwy 10 NW for several years; and

WHEREAS, Mille Lacs Motor Sports II, Inc. has provided a letter of intent the City of Ramsey to consider a lease for the front portion of 6745 Hwy 10 NW formerly occupied by Independent Auto(as depicted on Exhibit A "Lease Reference Map") from May 1, 2021-May 31, 2023; and

WHEREAS, Mille Lacs Motor Sports II, Inc. (formerly Power Lodge) has generally been a good tenant for the duration of its previous leases with the City; and

WHEREAS, improvements identified in a memo dated April 6, 2021 by the Building Official must be made to the Lease Property prior to the Tenant being able to move in and operate (except for Pit Area) and that the Tenant agrees to pay for these improvements; and

WHEREAS, the proposed lease rate is:$8.50 / usable square foot per month from May 1, 2021 - May 31, 2022 and $8.76 / usable square foot per month from May 1, 2022 - May 31, 2023 and is considered market rate.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City of Ramsey authorizes the drafting and execution of the Lease Agreement with Mille Lacs Motor Sports II, Inc. including the terms and conditions identified in the Letter of Intent, Building Official Memo and City Council Case; subject to City Attorney review.
2) Authorize Staff to obtain quotes to fill the Pit with sand and to pave / cover.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27th day of April, 2021.

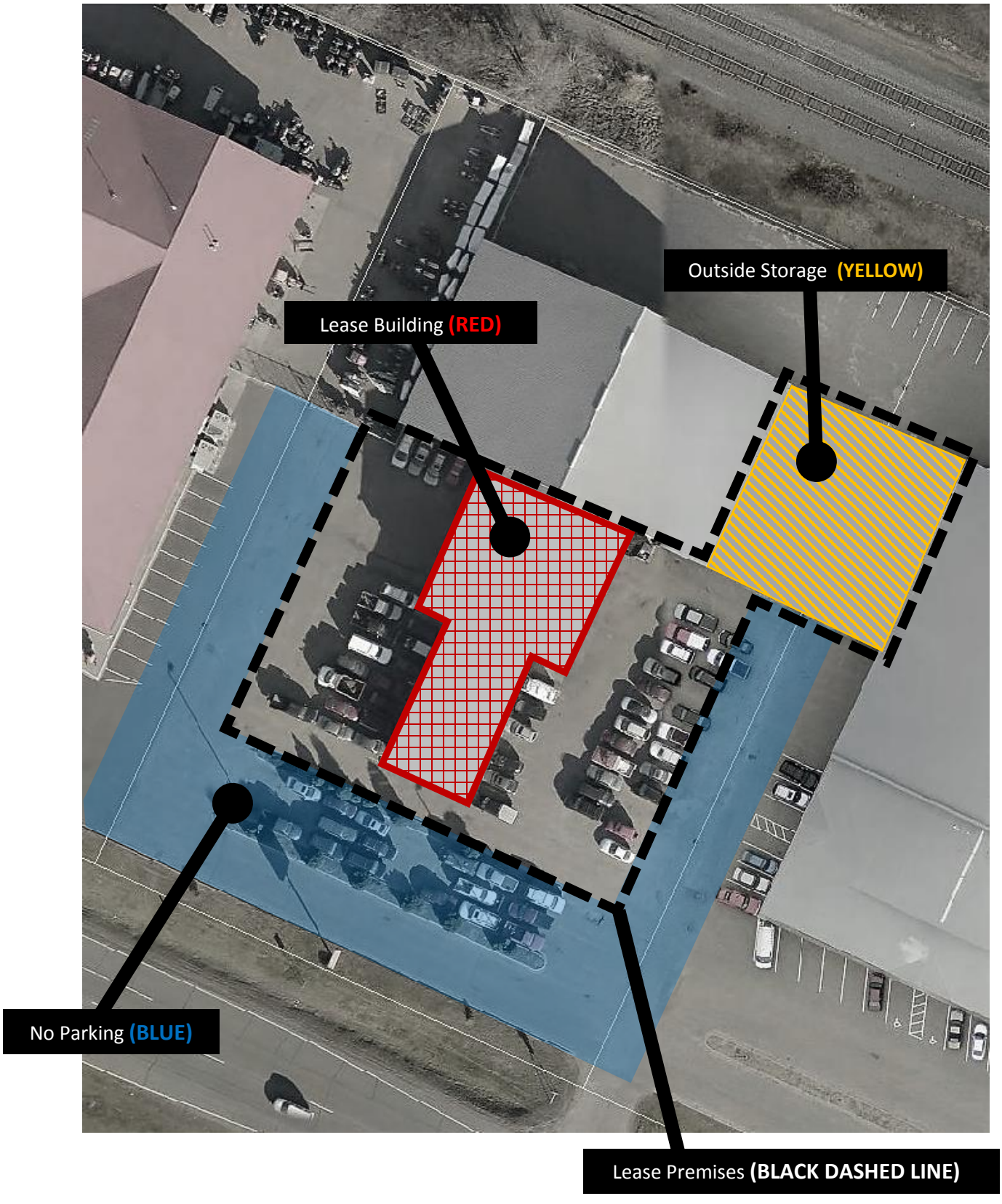
Mayor

ATTEST:

City Clerk

EXHIBIT A

Lease Premises



PREMIER
COMMERCIAL
PROPERTIES

A Real Estate Services Company
299 Coon Rapids Boulevard
Suite 200
Coon Rapids, MN 55433
763.862.2005 Office
763.862.1925 Fax

City of Ramsey
7550 Sunwood Drive
Ramsey, Minnesota 55303

April 21, 2021

RE: Proposal to lease space at: **6745 Hwy 10 Ramsey, MN**

Dear Mr. Sullivan,

This correspondence is to serve as a letter of intent to enter into a lease agreement for warehouse space located at 6745 Hwy 10 Ramsey, MN. This letter of intent will allow us to move forward on a layout and to finalize a building lease agreement for the building. The general terms of the lease are anticipated to be as follows:

TENANT: **Mille Lacs Motor Sports II, Inc.**
6781 Hwy 10
Ramsey, MN 55303

1) LOCATION: 6745 Hwy 10 Ramsey, MN. Which includes the area shown on Exhibit A crosshatched red and labelled "Building" and including the lined area in yellow labelled "Outside Storage and located within the current gated area.

2) SIZE: 5,930 square feet which may be adjusted downward based on the allowable square footage approved in the Certificate of Occupancy presented by the City of Ramsey.

3) LEASE TERM: Beginning May 1, 2021and ending on May 31, 2023. There will be no extensions of this lease term.

4) COMMENCEMENT DATE: The earlier of when the Tenant obtains the Certificate of Occupancy and presents all contractor lien waivers, or July 1, 2021. Tenant will not be allowed to operate within the Premises until the City's final inspection and approval (building and fire departments)

5) BASE RENT: **Mille Lacs Motor Sports** will pay the following **monthly** rent (based on 5,930 square feet):

Months 1- 12 $8.50 / sf ($4,200.42)
Months 13 – 24 $8.76 / sf ($4,328.90)

6) IMPROVEMENTS: Tenant will provide the following improvements to the premises prior to Lease Commencement:

1) Landlord will provide the space in it's AS-IS" condition

2) Tenant will perform the following modifications at Tenant's sole expense (prior to the Lease Commencement):

    - Remove existing landscaping in front of building, add new rock and plant new shrubs.

    - Complete the improvements detailed in Exhibit B Memorandum from the City of Ramsey Building Division and obtain a Certificate of Occupancy from the City of Ramsey.

    - Submit to a final inspection of building and fire teams and repair listed items from the inspection

- Paint front end of building and repair rotten siding, clean windows of any advertising
- Remove the existing pylon sign.
- Prior to performing any improvements, all bids must be submitted to the City of Ramsey for review.
- The outside storage area shall be screened to Highway 10. Within the outside storage area, there must remain a drive isle from the gate to the back to the space for fire equipment access.

7) SECURITY DEPOSIT: One month's gross rent ($4,200.42) shall be due upon Lease execution.

8) 1st MONTH DUE: First month's gross rent ($4,200.42) shall be due at Lease execution.

9) USE: Tenant shall use the space as service bay for ATV's, boats and snowmobiles.

10) SIGNAGE: At Tenant's expense, pre-approved by Landlord and shall meet all City codes and standards.

11) OPERATING COSTS: **Mille Lacs Power Sports** will pay for their own electrical useage, telephone, internet, trash, heat, snowplowing and lawn mowing.

14) INSURANCE: As required by the lease, to include liability and property insurance. Tenant shall provide a liability policy with the City of Ramsey named as an Additional Insured upon lease execution.

15) Leasing Fee: A fee of 5% of the lease amount shall be due to Premier Commercial Properties at the Lease Commencement.

Both **Mille Lacs Motor Sports II, Inc.** and **Landlord** intend to negotiate diligently and enter into a formal lease agreement no later than May 1, 2021. We hope that these terms are generally acceptable and that we can move forward in finalizing a lease. We also hope you understand that this is a **non-binding letter of intent**, and that the only binding agreement between both parties will be the completed and signed Lease.

Please indicate your understanding and acceptance of these general terms by signing below and returning to my attention.

TENANT: _____

BUILDING OWNER: _____

Thank you,

Marty Fisher 612-708-2873

EXHIBIT A

Lease Premises



EXHIBIT B

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

MEMORANDUM

Date: April 6, 2021

From: City of Ramsey Building Division

Re: 6745 Highway 10

An internal request was made for the Building Division to conduct an on-site inspection of the building at 6745 Hwy. 10 to evaluate it for potential occupancy. The following list of items represents the minimum steps required for the type of use described at the time of the inspection. Completion of the work could allow for the minimum requirements needed to occupy the building.

Office Area:

- Properly terminate all open electrical wiring.
- Service bathroom fixtures to ensure they are functioning properly.

Two Bay Vehicle Service Area with Below Grade "Pits":

- Disconnect and eliminate all pit electrical wiring. Work to include confirming the electrical panel located in the two bay area does not service the three bay area.
- Disconnect and eliminate all non-gravity plumbing in the pit area. Work to include removal of fixtures and capping water lines as needed.
- Install a barrier to prevent access to the stairway leading to the pit area.
- Install structural covers over pit openings – designed to withstand the anticipated loads.
- Pump existing waste out of sump basket and dispose of properly. Work to include providing an electrical outlet at the grade level for the sump pump and a means to service to the pump if needed.
- Provide a structural evaluation of the steel beam located in the pit area supporting the concrete planks and the cracked plank perpendicular to the beam by a Licensed Design Professional.

Three Bay Lease Area:

- Pump existing waste out of each trench drain and dispose of properly.
- Service the flammable waste interceptor.
- Properly terminate all open electrical wiring. Remove extension cord servicing the overhead garage door opener.
- Eliminate all trip hazards projecting from the floor.
- Provide a detailed description of the intended use and occupancy to the Building Division and Fire Department for further code compliance analysis.

The outline provided by the Building Division is not intended to be all inclusive of steps needed to gain occupancy. Other code related or structural deficiencies could be discovered at any time while the work is being conducted.

Regards,

Jesse Szykulski | jszykulski@cityoframsey.com
Building Official
City of Ramsey | Community Development
P: 763-433-9849 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

CC:
Tim Gladhill – Deputy City Administrator
Carey Schiferli – Assistant Fire Chief / Fire Marshal
Sean Sullivan – Economic Development Manager
Property File

7550 Sunwood Drive NW • Ramsey, MN 55303
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Building Official
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CC:
Tim Gladhill – Deputy City Administrator
Carey Schiferli – Assistant Fire Chief / Fire Marshal
Sean Sullivan – Economic Development Manager
Property File

CC Regular Session **7. 0.**

Meeting Date: 04/27/2021

Submitted For: Sean Sullivan, Community Development

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #21-121 Approving Purchase Agreement Extension for Gigi's Salon

Purpose/Background:

Economic Development Manager Sean Sullivan has prepared the following case.

The purpose of this case is to consider an extension to the Purchase Agreement for Gigi's Salon. Staff apologizes for the late addition to the agenda; however, it was discovered that a couple more weeks was needed to finalize closing of financing for the project. All site plan, plat and other land use application requirements have been approved. Financing has been approved locally, just awaiting final approvals. Staff is confident that closing on financing will occur, which will allow the project to pay development fees, which will allow the plat to be recorded in turn opening up the final closing on the land/site purchase.

Unfortunately, the current closing date occurs before the next Council Meeting, otherwise this case would have been forwarded to the 5/11 City Council Meeting.

See attached materials for more detail.

Recommendation:

Staff recommends approval of the extension.

Action:

Motion to adopt Resolution #21-121 granting purchase agreement extension for Gigi's Salon.

Attachments

Staff Memo

Buyer Request

Proposed Third Amendment to PA

Resolution #21-121

Form Review

Form Started By: Tim Gladhill Started On: 04/26/2021 05:18 PM

Final Approval Date: 04/26/2021

Memo

Information

Title:

Adopt Resolution #21-121 Approving Third Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc. (Portions of case may be closed to the public)

Purpose/Background:

Purpose:

Gigi's Salon and Spa, Inc. has requested the City extend the Closing Date from April 30, 2021 to May 31, 2021 at no additional cost.

Background:

Gigi's Salon and Spa, Inc. has received approvals for the Final Plat and Site Plan. Local bank financing has been approved but the federal approval from SBA is still outstanding. A Building Permit has been submitted for review. It is clear the Gigi's has every intention to move forward with this project. The Covid-19 Pandemic has impacted retail and service businesses greatly. Gigi's has given a "Notice to Proceed" and has provided $7,000 in non-refundable earnest money. In January 2021, the City Council did provided a previous Closing Date extension in until April 30, 2021 but the Buyer still needs an additional month to secure all its financing.

Staff believes the request to extend the Closing Date through a Third Amendment to Purchase Agreement is reasonable based on the status of city approvals and obtaining financing.

Notification:

N/A

Observations/Alternatives:

Staff has drafted the attached Third Amendment to Purchase Agreement. The only change from the Original Purchase Agreement and First Amendment to Purchase Agreement and Second Amendment to Purchase Agreement is to change the **Closing Date** from April 30, 2021 to May 31, 2021.

Staff is not recommending the collection of "additional non-refundable earnest money" as part of this amendment.

Alternatives include:

1. Adopt Resolution #21-121 Approving Third Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc. (as presented)
2. Adopt Resolution #21-121 Approving Third Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc. (with amendments)
3. Something else

Funding Source:

This action is being covered under Staff duties.

Recommendation:

Staff is not recommending the collection of "additional non-refundable earnest money" as part of this amendment.

Staff recommends approval of Resolution #21-121 as presented; subject to City Attorney review.

Action:

Motion to adopt Resolution #21-121 Approving Third Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc.; subject to City Attorney review.

Attachments

ACTION - Resolution #21-121
ACTION - Draft Third Amendment to
Purchase Agreement Amendment to PA
Request for Closing Extension

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	01/19/2021 04:46 PM
Tim Gladhill	Tim Gladhill	01/21/2021 08:55 AM
Kurt Ulrich	Kurt Ulrich	01/21/2021 03:11 PM
Form Started By: Sean Sullivan		Started On: 01/08/2021 09:13 AM
Final Approval Date: 01/21/2021		

From: ginger berg
To: Sean Sullivan; gillian rote; Dana Kinde; Richard Lee
Subject: Gigi's salon and spa
Date: Monday, April 26, 2021 3:19:08 PM

Hello Sean,
Due to SBA financing taking longer on the construction loan we are asking if we can extend our closing out 30 days at no extra fees?

Ginger and Gillian
Sent from my iPhone

THIRD AMENDMENT
TO
PURCHASE AGREEMENT

This is the Third Amendment to the Purchase Agreement and First Amendment to Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **GIGI'S SALON AND SPA, INC.** and/or its assigns, a Minnesota Corporation ("Buyer"), with an Effective Date of November 26, 2019.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains November 26, 2019.

2. **CLOSING** The Buyer and Seller agree to extend the Closing Date from April 30, 2021 to May 31, 2021.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this Third Amendment to Purchase Agreement, Second Amendment to Purchase Agreement and First Amendment to Purchase Agreement as modified by above Recitals which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement, as amended, remain unchanged except to the extent inconsistent with the terms of this Third Amendment to Purchase Agreement. The terms used in this Second Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement, First Amendment to Purchase Agreement and Second Amendment to Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2021
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2021
Kurt Ulrich, City Administrator

BUYER: GIGI'S SALON AND SPA, INC.

By: _____ Dated: _____, 2021
Ginger Edin, President

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-121

RESOLUTION APPROVING THIRD AMENDMENT TO PURCHASE AGREEMENT WITH GIGI'S SALON AND SPA, INC.

WHEREAS, the City of Ramsey, herein referred to as the "Seller," owns various parcels throughout the City of Ramsey; and

WHEREAS, the Seller executed a Purchase Agreement with an Effective Date of November 26, 2019 with GiGi's Salon and Spa, Inc. a Minnesota Corporation (the "Buyer"); and

WHEREAS, the Seller and Buyer have negotiated a Purchase Price of $4.00 per usable square foot of City owned land subject to a lot split as approved in Final Plat of Gigi Addition for the Property referenced in the Purchase Agreement; and

WHEREAS, due to a delay in obtaining SBA financing approval, the Buyer has requested to extend the Closing Date from April 30, 2021 to May 31, 2021; and

WHEREAS, GiGi's Salon and Spa, Inc. is a company that is active and in good standing as documented in the Office of the Secretary of State as of April 26, 2021; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City approves and authorizes execution of the Third Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc. with a Closing Date on or before May 31, 2021; subject to City Attorney review.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember l_____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 1.**

Meeting Date: 04/27/2021

Submitted For: Jeff Katers, Police **By:** Kathy Schmitz, Administrative Services

Information

Title:

Adopt Ordinance #21-10 Prohibiting Targeted Picketing in Residential Neighborhoods

Purpose/Background:

Some Minnesota cities have recently adopted ordinances prohibiting targeted picketing in residential areas, while others have had them for years based on incidents that occurred in their cities. The City of Ramsey currently has no ordinances that prohibit targeted picketing in residential areas and have had no recent examples of this. Targeted picketing can be disruptive to neighborhoods and escalate to violence and criminal acts by those picketing and those opposing picketers. Examples of persons that have been targeted with picketing include doctors at their homes for performing abortions, elected officials for their view/vote on an issue, corporate executives for their companies product use in animal testing, police officers, union leaders, etc. Targets of picketers include both public and private persons based on their occupation or position.

Targeted picketing in residential neighborhoods is not regulated in MN State Statutes. However, local ordinances prohibiting residential and targeted picketing have been upheld by MN Appeal Courts and the US Supreme Court to be constitutional.

Observations/Alternatives:

1. Adopt ordinance Ordinance #21-10 prohibiting Targeted Picketing in Residential Neighborhoods.
2. Do not adopt Ordinance #21-10
3. Make amendments to Ordinance #21-10

Funding Source:

N/A. Part of staff duties.

Recommendation:

Staff recommends Adopting attached Ordinance #21-10

Action:

Adopt Ordinance #21-10, creating Section 133 of Ramsey City Code Chapter 34, Article IV, entitled - Targeted Picketing in Residential Neighborhoods.

Attachments

MN Appeals Court Case

US Supreme Court Case

Ordinance 21 10

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	04/22/2021 11:50 AM

Kurt Ulrich	Kurt Ulrich	04/22/2021 02:53 PM
Form Started By: Kathy Schmitz		Started On: 04/22/2021 11:21 AM
Final Approval Date: 04/22/2021		

JUSTIA

Laws & Legal Resources.

Receive free daily summaries of new opinions from the Minnesota Supreme Court.

State v. Castellano

506 N.W.2d 641 (1993)

STATE of Minnesota, Respondent, v. Leo CASTELLANO, Appellant.

No. C4-93-356.

Court of Appeals of Minnesota.

September 28, 1993.

*643 Hubert H. Humphrey, III, Atty. Gen., Martin J. Costello, Hughes & Costello, St. Paul, John G. Dillon, Minneapolis, for respondent.

Thomas W. Strahan, Minneapolis, for appellant.

Considered and decided by HUSPENI, P.J., and SCHUMACHER and KLAPHAKE, JJ.

OPINION

HUSPENI, Judge.

Appellant, convicted of violating a township ordinance that prohibits targeted residential picketing, facially challenges the constitutionality of the ordinance on the grounds of overbreadth and vagueness. We affirm.

FACTS

On August 24, 1991, approximately 20 men and women were picketing in the area of 5758 Meadowview Drive in the Town of White Bear. Several of the individuals carried graphic signs depicting aborted fetuses. Thomas Webber, Executive Director of Planned Parenthood of Minnesota, who resides at 5758 Meadowview Drive, called the Ramsey County Sheriff's Department to report the noise and disruption caused by the protestors.

A sheriff deputy arrived at 5758 Meadowview Drive and talked to Webber. Webber told the deputy that appellant Leo Castellano *644 had stood directly in front of his residence for approximately 30 minutes and shouted "Tom Webber in his hour of death" and "Pray for us sinners now and in the hour of Tom Webber's hour of death" numerous times loudly enough to disrupt Webber and several other neighborhood residents.

The deputies informed the group that they would be arrested if they continued to picket in front of Webber's residence on Meadowview Drive. The protestors reluctantly dispersed after the deputy told them he would not debate the legal issues involved and took photographs of the graphic signs. Appellant, however, refused to leave the area and stayed in front of Webber's residence. He stated "I am not a part of the group" and "[t]his is a public street." Appellant then commenced marching in one place as though he was walking but did not physically leave the street in the area in front of Webber's residence. Webber signed a certificate of arrest by private citizen, and a deputy took appellant into custody for violating the targeted residential picketing ordinance. See White Bear Township, Minn., Ordinance No. 63.

The trial court denied appellant's motion to dismiss and held that the ordinance was constitutional. Based on stipulated facts, the trial court adjudicated appellant guilty of violating Ordinance No. 63 and ordered him to pay a $60 fine plus a surcharge.

ISSUES

1. Is the Town of White Bear, Minn., Ordinance No. 63 (1990), prohibiting targeted residential picketing, facially unconstitutional on the grounds of overbreadth?

2. Is the Town of White Bear, Minn., Ordinance No. 63 (1990), prohibiting targeted residential picketing, facially unconstitutional under the void for vagueness doctrine?

ANALYSIS

At issue in this case is a municipal ordinance prohibiting focused, or targeted residential picketing.[1] The constitutionality of an ordinance is a question of law. See Hibbing Educ. Ass'n v. Public Employment Relations Bd., 369 N.W.2d 527, 529 (Minn. 1985) (construction of a statute is clearly a question of law fully reviewable by an appellate court); State v. Clarke Plumbing & Heating, Inc., 238 Minn. 192, 197, 56 N.W.2d 667, 671 (1952) (whether an ordinance is constitutionally valid is a question of law). Although ordinances are ordinarily afforded a presumption of constitutionality, ordinances restricting First Amendment rights are not so presumed. Goward v. City of Minneapolis, 456 N.W.2d 460, 464 (Minn.App.1990). The burden of proving the need of such a law rests with the government. Id. (citing Meyer v. Grant, 486 U.S. 414, 426, 108 S. Ct. 1886, 1894, 100 L. Ed. 2d 425 (1988)).

I. Overbreadth

In the area of freedom of expression, it is well-established that an overbroad *645 regulation may be subject to facial review and invalidation even though the application in a particular case may be constitutionally unobjectionable. Forsyth County, Ga. v. Nationalist Movement, ___ U.S. ___, ___, 112 S. Ct. 2395, 2400-01, 120 L. Ed. 2d 101 (1992). Permitting a facial challenge to allegedly overbroad legislation is an exception to general standing principles. Broadrick v. Oklahoma, 413 U.S. 601, 615, 93 S. Ct. 2908, 2917, 37 L. Ed. 2d 830 (1973). The exception is "based on an appreciation that the very existence of some broadly written laws has the potential to chill the expressive activity of others not before the court." Forsyth County, ___ U.S. at ___, 112 S. Ct. at 2401.

In order to invalidate a statute or ordinance on its face, the overbreadth not only must be real, but "substantial." Board of Airport Comm'rs v. Jews for Jesus, Inc., 482 U.S. 569, 574, 107 S. Ct. 2568, 2572, 96 L. Ed. 2d 500 (1987). The requirement that the overbreadth be substantial arose from the Court's recognition that striking an ordinance on overbreadth grounds imposed "manifestly, strong medicine." Id. (quoting Broadrick, 413 U.S. at 613, 93 S.Ct. at 2916). The Court has required that there be a "realistic danger that the statute itself will significantly compromise recognized First Amendment protections of parties not before the Court" to facially challenge legislation on overbreadth grounds. Members of City Council of Los Angeles v. Taxpayers for Vincent, 466 U.S. 789, 801, 104 S. Ct. 2118, 2126, 80 L. Ed. 2d 772 (1984).

The United States Supreme Court addressed the facial constitutionality of an ordinance restricting residential picketing in Frisby v. Schultz, 487 U.S. 474, 108 S. Ct. 2495, 101 L.

Ed. 2d 420 (1988). In Frisby, the Court found constitutional a Brookfield, Wisconsin, ordinance that provided:

It is unlawful for any person to engage in picketing before or about the residence or dwelling of any individual in the Town of Brookfield.

Id. at 477, 108 S. Ct. at 2498. The Brookfield ordinance stated that its purpose was "the protection and preservation of the home" through assurance "that members of the community enjoy in their homes and dwellings a feeling of well-being, tranquility, and privacy." Id. According to the Town of Brookfield, prohibiting residential picketing was necessary because such picketing "causes emotional disturbance and distress to the occupants * * * [and] has as its object the harassing of such occupants." Id.

An ordinance restricting targeted residential picketing "operates at the core of the First Amendment" because it prohibits picketing on issues of public concern. Id. at 479, 108 S. Ct. at 2499. In Frisby, the Court stated that restrictions on public issue picketing are typically subject to careful scrutiny because of the importance of "uninhibited, robust, and wide-open" debate on public issues. Id. (quoting New York Times Co. v. Sullivan, 376 U.S. 254, 270, 84 S. Ct. 710, 720-21, 11 L. Ed. 2d 686 (1964)). The Court specifically held that picketing on public streets is "the archetype of a traditional public forum" and such status is not lost because a public street runs through a residential area. Id. 487 U.S. at 480, 108 S. Ct. at 2500. Although in a "quintessential public forum[], the government may not prohibit all communicative activity," Perry Educ. Ass'n v. Perry Local Educators' Ass'n, 460 U.S. 37, 45, 103 S. Ct. 948, 955, 74 L. Ed. 2d 794 (1983), the government may

enforce regulations of the time, place, and manner of expression which are content-neutral, are narrowly tailored to serve a significant government interest, and leave open ample alternative channels of communication.

Id.

Respondent argues that White Bear Ordinance No. 63 meets all the requirements of Frisby. Appellant, conversely, would have this court find the White Bear ordinance unconstitutional because it does not, in fact, satisfy the requirements of Frisby. We agree with respondent that White Bear Ordinance No. 63 is facially constitutional under Frisby. However, we believe that Frisby compels us to narrowly construe the White Bear Ordinance in order to avoid constitutional overbreadth. We address each of the Frisby factors in turn.

*646 A. Content Neutrality

In First Amendment time, place, or manner cases, the principal inquiry in determining whether legislation is content-neutral is "whether the government has adopted a regulation of speech because of disagreement with the message it conveys." Ward v. Rock Against Racism, 491 U.S. 781, 791, 109 S. Ct. 2746, 2754, 105 L. Ed. 2d 661 (1989). An ordinance restricting expressive activity is content-neutral so long as it is "justified without reference to the content of the regulated speech." Id. (quoting Clark v. Community for Creative Non-Violence, 468 U.S. 288, 293, 104 S. Ct. 3065, 3069, 82 L. Ed. 2d 221 (1984)).

The Frisby Court accepted the determination of the lower courts that the Brookfield ordinance was content-neutral. Frisby, 487 U.S. at 482, 108 S. Ct. at 2501. Appellant argues that Carey v. Brown, 447 U.S. 455, 100 S. Ct. 2286, 65 L. Ed. 2d 263 (1980) compels a conclusion that the White Bear ordinance is not "content-neutral." We disagree and find Carey distinguishable. In Carey the regulation prohibited residential picketing except for peaceful picketing of a place of employment involved in a labor dispute. Id. at 457, 100 S. Ct. at 2288. Because the regulation in Carey discriminated among speech-related activities in a public forum based upon content, the Court considered whether the statute was finely tailored to serve a substantial state interest. Id. at 462-63, 100 S. Ct. at 2291. The Court determined that exempting labor picketing did not advance the state's asserted interest in protecting residential privacy, id. at 465, 100 S. Ct. at 2293, and struck the regulation as unconstitutional.

Appellant has presented no evidence that the Town of White Bear discriminatorily enacted the ordinance specifically to suppress expression espousing opposition to abortion. To the contrary, the White Bear ordinance unequivocally prohibits all targeted residential picketing regardless of the content of speech and is, therefore, content neutral. See Ward, 491 U.S. at 791, 109 S. Ct. at 2754.

B. Valid Governmental Interest

In Ordinance No. 63, the Town of White Bear specifically states that it has an interest in protecting residential privacy. A similar significant governmental interest was acknowledged in Frisby, 487 U.S. at 484, 108 S. Ct. at 2502. The Court has long recognized that:

Preserving the sanctity of the home, the one retreat to which men and women can repair to escape from the tribulations of their daily pursuits, is surely an important value. * * * The State's interest in protecting the well-being, tranquility, and privacy of the home is certainly of the highest order in a free and civilized society.

Carey, 447 U.S. at 471, 100 S. Ct. at 2295-96. Because the home is "the last citadel of the tired, the weary and the sick," Gregory v. City of Chicago, 394 U.S. 111, 125, 89 S. Ct. 946, 954, 22 L. Ed. 2d 134 (1969) (Black, J., concurring), and is "one retreat to which men and women can repair to escape from the tribulations of their daily pursuits," Carey, 447 U.S. at 471, 100 S. Ct. at 2295, the government may legislate to protect intrusion into the privacy of the home of unwilling listeners. Frisby, 487 U.S. at 484, 108 S. Ct. at 2502. The Town of White Bear, in stating its substantial interest "in the protection of residential privacy * * * and [in] protecting the well-being, tranquility, and privacy of the home which is * * * of the highest order in a free and civilized society," see Town of White Bear, Minn., Ordinance No. 63, § 2, parallels language of the Court in Carey, 447 U.S. at 471, 100 S. Ct. at 2296 (the "State's interest in protecting the well-being, tranquility, and privacy of the home is certainly of the highest order in a free and civilized society"). Thus, the language of the White Bear Ordinance meets fully the requirement that a valid government interest be served by the regulation of expression.

C. Narrow in Scope

In arguing that Ordinance No. 63 unconstitutionally sweeps too broadly, appellant essentially claims that the ordinance is not narrow in scope. He raises two concerns: (1) the ordinance, in using the word "activity" in describing targeted residential picketing, *647 includes within the sweep of regulation activity that is clearly protected by the First Amendment; and (2) the ordinance, in prohibiting expression unless the dwelling's "occupant" consents, extends beyond the protection of the unwilling listener. We believe each of these challenges must fail.

"A statute is narrowly tailored if it targets and eliminates no more than the exact source of the `evil' it seeks to remedy." Frisby, 487 U.S. at 485, 108 S. Ct. at 2503 (citing Taxpayers for Vincent, 466 U.S. at 808-810, 104 S.Ct. at 2130-32). Even a complete ban can be narrowly tailored if each activity within the proscription's scope is an appropriately targeted evil. Id.

Frisby held that the Brookfield ordinance was narrowly tailored despite its complete ban on focused residential picketing. The "evil" of targeted residential picketing, the presence of an unwelcome visitor at the home, which the ordinance sought to eliminate was "created by the medium of expression itself." Id. at 487, 108 S. Ct. at 2504. Frisby noted that the Brookfield ordinance was narrowly directed at the household, not the public, and thus distinguished cases which had struck down complete bans of communication such as handbilling, solicitation, and marching, which communications were directed at broader residential areas.

The type of picketers banned by the Brookfield ordinance generally do not seek to disseminate a message to the general public, but to intrude upon the targeted resident, and to do so in an especially offensive way.

Id. at 486, 108 S. Ct. at 2503.

The White Bear ordinance, like the Brookfield ordinance in Frisby, is "readily subject to a narrowing construction that avoids constitutional difficulties." See id. at 482, 108 S. Ct. at 2501. In construing the Brookfield ordinance, the Court stated:

[T]he use of the singular form of the words "residence" and "dwelling" suggests that the ordinance is intended to prohibit only picketing focused on, and taking place in front of, a particular residence. * * * "Picketing," after all, is defined as posting at a particular place, a characterization in line with viewing the ordinance as limited to activity focused on a singular residence.

Id. (emphasis added) (citing Webster's Third New International Dictionary 1710 (1981) to define picketing as "posting at a particular place").

Similarly, Ordinance No. 63 was not intended to circumscribe all "activity,"[2] but only activity constituting picketing in the focused sense. We interpret the White Bear ordinance in a limited fashion to proscribe only "picketing activity" focused on or taking place in front of a particular single residential dwelling. See id.[3] So narrowed, the ordinance would not prohibit constitutional distribution of materials to neighborhood residents, or solicitation by mail or in person.

Appellant also argues that the White Bear ordinance is not tailored narrowly enough to protect only unwilling[4] listeners in *648 their homes, and that by extending protection to "occupants" rather than to "residents" the ordinance is unconstitutionally overbroad and vitiates any possibility of narrow construction. We disagree. We believe the word "occupant," as used in the ordinance, has a narrower definition than appellant urges,[5] and makes the White Bear ordinance no broader than the one held constitutional in Frisby.

An "occupant" is a person "having possessory rights, who can control what goes on on premises." Black's Law Dictionary 1078 (6th ed. 1990). Black's Law Dictionary also defines "occupant" as "[o]ne who has actual use, possession or control of a thing." Id. Webster's defines "occupant" as

one who takes possession of something that has no other owner and thereby acquires title by occupancy * * * one who takes possession under title, lease, or tenancy at will * * * one

who occupies a particular place or premises [such as a] tenant [or a] resident.

Webster's Third New International Dictionary 1560 (1961). Similarly, an "occupant" is

one that occupies a position or place * * * one who has certain legal rights to or control over the premises occupied.

American Heritage Dictionary of the English Language 1251 (3d ed. 1992).

"Resident," on the other hand, means a "dweller, habitant or occupant." Black's Law Dictionary 1309 (6th ed. 1990). Webster's defines "resident" as "having an abode for a continued length of time" or "one who resides in a place, one who dwells in a place for a period of some duration." Webster's Third New International Dictionary 1931 (1961). "Resident" is also defined as "one who resides in a particular place permanently or for an extended period." American Heritage Dictionary of the English Language 1535 (3d ed. 1992).

In view of the recognized definitions of "resident" and "occupant," we believe that "occupant," as used in the White Bear ordinance, means an individual with a legal right to possess or to control the single residential dwelling. A guest, visitor, or contractor would not come within the definition of "occupant" because those persons would not have some legal right to possess or control the residence. Whether the ordinance used "resident" or "occupant," its protection would extend to those other than a fee owner and would cover those who had some legal right to possess or control the residence.

Our interpretation of "occupant" as one who has some legal right to possess or control the premises answers, we believe, appellant's concerns that the White Bear ordinance is not narrowly enough drafted to protect only "unwilling" listeners. The words "unless the occupant consents" inform the potential defendant that one not having the status of an "occupant," even though that one be a "willing" listener, has no power to consent.

We also reject appellant's argument that the ordinance is overbroad because it would be violated regardless of whether the occupant was home. Whether or not an occupant is home, the government has an interest in prohibiting targeted residential picketing that invades the sanctity of the home. To somehow justify the intrusion simply because the resident is not home would be to say that the "evil" of targeted residential picketing only results if someone is home. Although we recognize that the ordinance is intended to protect residential privacy and recipients unwilling to receive the communication, an occupant returning home to find picketers focused on his or her home might be persuaded to stay

away. Such an individual would be just as much captive as if in the home when the focused picketing commenced. See Frisby, 487 U.S. at 488, 108 S. Ct. at 2504.

The targeted picketing ordinance of the Town of White Bear is narrowly tailored to protect unwilling occupants of a single residential dwelling. The ordinance eliminates no more than the exact source of the "evil" it *649 seeks to remedy. See id. at 485, 108 S. Ct. at 2503.

D. Alternative Means of Expression

The Frisby Court, after narrowly construing the Brookfield, Wisconsin, ordinance "to prohibit only picketing focused on, or taking place in front of, a particular residence," id. at 482, 108 S. Ct. at 2501, had no difficulty in determining that the ordinance left open alternative channels of communication. The Court held that the ordinance did not prohibit general marching through neighborhoods, walking a route in front of an entire block of houses, or distributing literature door-to-door or through the mail. Id. at 483, 108 S. Ct. at 2502.

We agree with the Town of White Bear that Ordinance No. 63 permits general dissemination of ideas protected by the First Amendment. Because the prohibition is limited to targeted picketing focused on and taking place in front of a single residential dwelling, picketers may enter, alone or in groups, residential White Bear neighborhoods, march the public streets, distribute literature, and go door-to-door to proselytize their views. Sufficient alternative channels of communication remain open under Ordinance No. 63, as fully as they did under the Brookfield, Wisconsin, ordinance found to be constitutional in Frisby. See id.

In summary, the Town of White Bear has demonstrated the need for Ordinance No. 63. See Goward, 456 N.W.2d at 464. The ordinance is content-neutral, narrowly tailored to promote a significant government interest, and leaves open alternative means of communication. See Perry, 460 U.S. at 45, 103 S. Ct. at 955. Neither the selection of the word "occupant" nor the concept of "activity" as narrowly construed here causes the ordinance to be substantively overbroad under Broadrick. Under Frisby, White Bear Ordinance No. 63 is a facially constitutional governmental regulation of the time, place or manner of speech.

II.

Finally, appellant contends that Town of White Bear Ordinance No. 63 is void for vagueness. We disagree. The void-forvagueness doctrine, based upon due process,

requires that a penal statute define the criminal offense with sufficient definiteness that ordinary people can understand what conduct is prohibited and in a manner that does not encourage arbitrary and discriminatory enforcement.

Kolender v. Lawson, 461 U.S. 352, 357, 103 S. Ct. 1855, 1858, 75 L. Ed. 2d 903 (1983). In the First Amendment context, the Court has "taken special care to insist on fair warning when a statute regulates expression." Marks v. United States, 430 U.S. 188, 196, 97 S. Ct. 990, 995, 51 L. Ed. 2d 260 (1977).

Here, the ordinance prohibits all targeted residential picketing unless the occupant of a single residential dwelling has consented. Although appellant attempts to argue the ordinance is vague because a picketer will never know if an occupant will object to the content of the message, the language of the ordinance is clear and unambiguous. Because of the particular intrusiveness that results from targeted residential picketing, such picketing is presumed to be without the consent of the occupant and the ordinance sufficiently gives notice to picketers that focused picketing on a residence is prohibited under the law. See Kolender, 461 U.S. at 357, 103 S. Ct. at 1858. Should an occupant consent to the picketers' presence before his or her residence, the municipality will be unable to make a prima facie showing of a violation of the ordinance. The ordinance, therefore, does not give the government unbridled discretion to arbitrarily or discriminatorily enforce the ordinance. See id. Ordinance No. 63 provides fair notice that all targeted residential picketing is prohibited. The ordinance is not void for vagueness.

DECISION

Town of White Bear, Minn., Ordinance No. 63 is facially constitutional.

Affirmed.

NOTES

[1] In 1990, the Town of White Bear enacted an ordinance regulating targeted residential picketing. The ordinance, in full, provided as follows:

SECTION 1. DEFINITION. For the purpose of this Ordinance, "targeted residential picketing" means an activity focused on a single residential dwelling without the consent of the dwelling's occupant.

SECTION 2. TARGETED RESIDENTIAL PICKETING. The Town of White Bear has an interest in the protection of residential privacy within the Town of White Bear and

protecting the well-being, tranquility and privacy of the home which is certainly of the highest order in a free and civilized society. The Town Board of the Town of White Bear further finds that, without resorting to targeted residential picketing, ample opportunities exist for those otherwise engaged in targeted residential picketing to exercise constitutionally protected freedom of speech and expression.

SECTION 3. PROHIBITED. No person shall engage in targeted residential picketing within the Town of White Bear.

SECTION 4. PENALTY. Every person convicted of a violation of any provision of this Ordinance shall be punished as provided in Ordinance No. 26.

SECTION 5. SEVERABILITY. Should any section, subdivision, clause, or other provision of this Ordinance be held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part held to be invalid.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its passage and publication.

Town of White Bear, Minn., Ordinance No. 63 (1990).

[2] "Activity" is defined as a "specified pursuit in which a person partakes." American Heritage Dictionary of the English Language 18 (3d ed. 1992). In Frisby, after construing the Brookfield ordinance to limit picketing focused on a particular residence, the Court noted that its construction was "in line with viewing the ordinance as limited to activity focused on a single residence." Frisby, 487 U.S. at 482, 108 S. Ct. at 2501 (emphasis added).

[3] We believe that implicitly the ordinance requires that the dwelling be used for residential, not business or other pecuniary, purposes when the picketing occurs. The ordinance expressly states that it is intended to protect residential privacy. In Town of Barrington v. Blake, 568 A.2d 1015 (R.I.1990), the Rhode Island court applied Frisby and held constitutional a targeted residential picketing ordinance which prohibited picketing taking place in front of or adjacent to property used for residential purposes "except where such picketing relates to a use or activity being carried on within such property." Id. 568 A.2d at 1017-18. The court noted that the exemption narrowed the scope of the Barrington ordinance beyond Frisby. Id. 568 A.2d at 1021.

[4] A dissent in Frisby noted that the plain language of the Brookfield ordinance applied to communications "to willing and indifferent recipients as well as to the unwilling." Frisby, 487 U.S. at 497, 108 S. Ct. at 2509 (Stevens, J., dissenting). The Town of White Bear represents that it drafted Ordinance No. 63 mindful of Justice Stevens' concern.

[5] Appellant argues that the ordinance's use of "occupant" extends its protection to visitors, guests, or even contractors working in a single residential dwelling and other individuals who have a "substantially lessened privacy interest."

SUPREME COURT
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RUSSELL FRISBY, ET AL.,

Appellants,

v. : No. 87-168

SANDRA C. SCHULTZ AND ROBERT C. BRAUN

PAGES: 1 through 48

PLACE: Washington, D.C.

DATE: April 20, 1988

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Appellants,

v. : No. 87-168

SANDRA C. SCHULTZ AND ROBERT C. BRAUN

Washington, D.C.

Wednesday, April 20, 1988

The above-entitled matter came on for oral argument before the Supreme Court of the United States at 12:59 p.m.

APPEARANCES:

HAROLD H. FUHMAN, ESQ., Milwaukee, Wisconsin, on behalf of Appellants.

STEVEN FREDERICK MCDOWELL, ESQ., Milwaukee, Wisconsin, on behalf of Appellees.

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P R O C E E D I N G S

CHIEF JUSTICE REHNQUIST: We will hear argument now in No. 87-168, Russell Frisby v. Sandra C. Schultz and Robert C. Braun.

Mr. Fuhrman, you may proceed whenever you are ready.

ORAL ARGUMENT OF HAROLD H. FUHRMAN, ESQ.

ON BEHALF OF APPELLANTS

MR. FUHRMAN: Mr. Chief Justice, and may it please the Court:

This case is an appeal from a judgment of the United States Court of Appeals for the Seventh Circuit. This judgment was adopted by an equally divided court from a vote of five to five. The effect of the judgment was to affirm the order of the United States District Court for the Eastern District of Wisconsin.

That order contained an injunction that enjoined the enforcement of an ordinance of the Town of Brookfield. That ordinance provided for the prohibition of picketing before and about any residence or dwelling in the Town of Brookfield.

After that ordinance was adopted, the Appellees commenced this legal action seeking declaratory relief and an injunction against the enforcement of the ordinance. They immediately asked for a preliminary injunction, and that was granted.

In the request for the preliminary injunction, it was

argued that there was a violation of the equal protection clause as well as the First Amendment, and that particular part of the argument of the Appelles was not ruled upon favorably by the District Court, and there was no cross appeal from that particular part of the order.

An appeal from the order as a whole was taken by the Appellants, that is by the Town of Brookfield, and proceeded to the United States Court of Appeals for the Seventh Circuit.

Before all of this occurred, I should point out that the initial ordinance adopted by the Town of Brookfield provided an exception to the prohibition against picketing, namely an exception in favor of labor disputes.

When the town attorney became aware of the fact that that ordinance had been adopted, he advised the chief of police not to enforce it until he had an opportunity to study its constitutionality.

After he had reread the case of Carey v. Brown, he advised the town board to repeal that ordinance in deference to this Court's decision in Carey v. Brown. The town board did precisely that.

Subsequently, they adopted the current ordinance, which has a uniform prohibition against residential picketing without any exception. And this also was in recognition of footnote number two of this Court's decision Carey v. Brown in which this Court stated that it was reserving judgment on the

question of whether or not an ordinance that uniformly prohibited picketing without exception --

QUESTION: Did it say prohibit; it just said regulate, did it not?

MR. FUHRMAN: The --

QUESTION: Well, never mind, maybe I have it wrong.

MR. FUHRMAN: Well, footnote two reads as follows, "Because the Court of Appeals concluded that the labor dispute exception was not severable from the remainder of the statute, it invalidated the enactment in its entirety. The Court therefore found it unnecessary to consider the constitutionality under the First Amendment of the statute that prohibited all residential picketing. Because find the present statute defective on equal protection principles, we likewise do not consider whether a statute barring all residential picketing regardless of its subject matter would violate the First and Fourteenth Amendments."

And so that situation then is now a situation that is squarely before the Court today. Because we do have an ordinance that prohibits all residential picketing without the labor exception.

The fact situation that gave rise to the adoption of these two ordinances was a period of picketing of approximately three weeks that had been conducted by the Appellees and their associates before the home of one Dr. Benjamin Victoria, a

resident of the Town of Brookfield. The purpose of the picketing was to denounce him as an abortionist and as a killer of babies.

The town board had no desire to get involved in this debate. However, it was appalled at the invasion of privacy that occurred, and also it was appalled at the very serious --

QUESTION: Now this picketing was at the Doctor's home, was it not?

MR. FUHRMAN: It was at the Doctor's home.

QUESTION: He did not operate a clinic, did he, from his home?

MR. FUHRMAN: No, he did it.

QUESTION: It was just where he lived?

MR. FUHRMAN: That was just where he lived. In fact, he had two clinics, one in Milwaukee, and one in another city, but not in his home.

QUESTION: None in Brookfield?

MR. FUHRMAN: None in the Town of Brookfield, right.

So in oral argument today, I propose to concentrate on three principal points. The first is that the District Court order was filed, and it was a final order. Second, that the residential streets of the Town of Brookfield are not public fora. And third, that assuming arguendo that the streets of the Town of Brookfield are public fora, that

nevertheless that the ordinance is a valid and constitutional regulation of time, place and manner, and to achieve two important governmental interests, the one being residential privacy, and the other being public safety.

QUESTION: Mr. Fuhrman, we are reviewing, I guess, the preliminary injunction.

So is our standard of review whether the lower court abused its discretion in the issuance of the injunction?

MR. FUHRMAN: We contend that it is not. And I would like to point out perhaps at this point that although the order of the District Court is in form a preliminary injunction, actually however, it has finally decided the constitutional issue involved, at least from the standpoint of the District Court.

QUESTION: You still want to go to trial?

MR. FUHRMAN: No. Let me explain. The preliminary injunction so-called said that it would become final in the event that there were no requests for a trial, number one, by any party; and number two, that an appeal would be taken.

So the protect the interests of the Town of Brookfield, we did appeal and we did file a request for a trial. But it is clear from a reading of the order that the Court had already determined that it would be unnecessary to have an evidentiary hearing.

And there were two reasons for that. Number one, it

was stipulated by both parties that an evidentiary hearing was not necessary. And number two, the way in which this ordinance was attacked by the Plaintiffs was not in a factual context at all. They attacked it facially before it ever had an opportunity to be enforced.

Shortly after the ordinance was adopted, there was a request for the preliminary injunction. And so this particular ordinance has yet to be enforced. And so there is no factual context within which the District Court could construe the ordinance. It is purely a matter of law. If there were to be a trial, the trial would be purely on that constitutional issue.

QUESTION: Mr. Fuhrman, can I ask whether this ordinance would prohibit someone picketing generally, that is suppose a picket was not stationed in front of this Doctor's house, but would a group of people be able to parade through the neighborhood carrying signs and just leave?

MR. FUHRMAN: Yes.

QUESTION: What does picketing consist of under the ordinance?

MR. FUHRMAN: Although the ordinance contains no definition section, in our opinion, picketing would be having the picket proceed on a definite course or route in front of a home. Because keep in mind, the ordinance only prohibits picketing before and about a dwelling or a residence.

QUESTION: And that means that you have to be concentrating on one dwelling?

MR. FUHRMAN: That is right.

QUESTION: If you were just walking through the neighborhood, that would not qualify?

MR. FUHRMAN: That would not qualify.

QUESTION: Suppose you were walking by a home with a picket sign that said, "I am against the war in the Asian Gulf", would that be a violation of the statute?

MR. FUHRMAN: In the Town of Brookfield, under this ordinance, it would be.

QUESTION: And what would that damage be to the city?

MR. FUHRMAN: The damage would be to privacy. Because the ordinance is content neutral. It has nothing to do with the message at all.

QUESTION: So if you had some people marching up and down these streets saying vote for so and so for sheriff, that would be banned, too?

MR. FUHRMAN: If as Justice Scalia asked, it was a march, the answer would be that it would not be in violation of the ordinance. However, if the pickets actually pursued a route only in front of this particular house, any particular house which is targeted, then it would be a violation.

QUESTION: Do the findings of fact indicate that there is a commercial area or business area in which picketing

can take place, was that a stipulation or a finding?

MR. FUHRMAN: It is an uncontested fact, yes. There are two commercial areas in the Town of Brookfield along the Bluemound Road.

QUESTION: Near this residence, is the commercial area anywhere near this residence?

MR. FUHRMAN: No.

QUESTION: Is the Doctor's clinic in Brookfield or is it elsewhere?

MR. FUHRMAN: It is elsewhere.

QUESTION: How far away is the nearest commercial area on Bluemound Road from this residence?

MR. FUHRMAN: I would estimate approximately three miles.

QUESTION: What is the width of the street there?

MR. FUHRMAN: The width of the residential streets in the Town of Brookfield are thirty feet.

QUESTION: Any sidewalks?

MR. FUHRMAN: And there are no sidewalks, and no curb and gutter. And this, of course, brings you into focusing upon the public safety aspect. And I should point out that in our brief that we incorporated by reference the opinion of Judge Coffey of the Seventh Circuit, and it was his dissenting opinion.

And the reason that we did that was because among

other things, he has in his opinion a very good analysis of the safety aspect of this case, and it is printed in the joint appendix. And if it has not been read by any member of the Court, I would urge its being read, because I think that it is very helpful to understand the case.

QUESTION: We have no record as to the conduct of the pickets; there was picketing, was there not?

MR. FUHRMAN: There was picketing. And there is a record of its conduct. The picketing occurred, however, prior to the adoption of the ordinance. And the reason why that record exists is because the picketers had to show their standing to bring the action. And they, of course, had been picketing right up until the time that the legislation was adopted. So when the legislation was adopted, they then commenced their action and applied for the preliminary injunction.

QUESTION: And what was their conduct?

MR. FUHRMAN: Well, there were pickets of eleven to forty people picketing off and on over a period of approximately three weeks. Their conduct was to denounce the Doctor.

QUESTION: How, vocally or signs?

MR. FUHRMAN: Both, both vocally and by sign. He was described as a baby killer, and there were other picturesque phrases that are in the record.

QUESTION: Stop abortion, and abortion is murder?

MR. FUHRMAN: Yes, among other things. Yes, Justice Marshall.

QUESTION: Here you are not complaining about that?

MR. FUHRMAN: No, we are not complaining about that. We are complaining about two things. The invasion of the privacy of this residence, and also the threat to public safety.

QUESTION: You are still relying on the threat to public safety?

MR. FUHRMAN: Yes, we are.

QUESTION: Although you just told me that there would be no problem if the picketers kept moving throughout the whole neighborhood, I mean it is less of a threat if it occurs in the whole neighborhood than if it occurs in front of one house?

MR. FUHRMAN: As we pointed out in our brief, in the event that you have a parade rather than simply a picket, you do have a less hazardous situation. We concede, first of all, that any walking on the street by pedestrians is dangerous. But it is more dangerous if you have a picket line. Because you have these people not actually in continuing movement, but you have them moving only a short distance, and then following their picket route, you see.

QUESTION: You will forgive me if I do not find that self-evident. I think that it surely depends on how people are

walking and what they are doing. And you could be walking the same way throughout the whole neighborhood, two abreast or back and forth or whatever.

It seems to me that if you are focusing on the fact that it is in front of one house, that it must have something to do with matters other than safety.

QUESTION: Well, your record certainly contains instances of interference, does it not?

MR. FUHRMAN: Well, the record contains instances of interference, which of course goes beyond picketing, such as obstructing the driveway and trespassing upon property. Now as has been pointed out by the Appellees, there are ordinances addressed to those particular problems. The point that we are discussing today really is the picketing ordinance itself.

QUESTION: Mr. Fuhrman, would the town prohibit Appellees from standing in the street in front of the house and handing out leaflets containing the same messages as on the signs?

MR. FUHRMAN: No. It is our understanding that leafleting is not covered by this ordinance. Now I could conceive of a situation where a picketer might have leaflets and do two different things. But leafleting is not picketing.

QUESTION: But what is a picket, does a picket have to have a sign?

MR. FUHRMAN: He does not have to have a sign.

QUESTION: Suppose he just stands there handing our leaflets, but he stands right at the one stop, is that picketing?

MR. FUHRMAN: If he is following a picket route, he is picketing.

QUESTION: I will give you the facts. The lot is sixty feet. And just in order to amuse himself, he goes up on the sixty feet until somebody comes out, and then he gives him the leaflet.

MR. FUHRMAN: All right. What I am saying is that he is performing two functions. One, he is picketing; and one, he is leafleting.

QUESTION: Suppose he just stands in one spot and hands out the leaflet, is that a picket?

MR. FUHRMAN: Not a picket.

QUESTION: But if he moves ten feet of the way, then that is a picket?

MR. FUHRMAN: If he is moving and following a picket route, he is a picket, right.

QUESTION: Even if he is not carrying a sign?

MR. FUHRMAN: That is true. For instance, although I am not aware of any Appellate Court decisions on this, there have been instances where a member of the Ku Klux Klan has picketed from one point to another point following a picket route in a residential area. And that would be a violation of

the ordinance.

QUESTION: Let us assume that he was in a black neighborhood and he walked up and down a whole block and did not concentrate on one house, is that picketing?

MR. FUHRMAN: Then it would not be picketing within the meaning of our ordinance.

QUESTION: Well, he is concentrating on all of the houses there, all of the houses.

MR. FUHRMAN: I understand what you are saying. And I am simply drawing a distinction between picketing and parade.

QUESTION: Mr. Fuhrman, do you say that a single picketer, let us say present one hour a day, in front of a residence substantially interferes with the residential privacy?

MR. FUHRMAN: I certainly do. Let us just take the Ku Klux Klan picketer that I just mentioned before. Certainly, one picket making that route back and forth in front of one home that he is targeting would violate the privacy.

QUESTION: For one hour a day or half an hour a day?

MR. FUHRMAN: Yes, ma'am. I would say so.

QUESTION: Or once a week?

MR. FUHRMAN: I would say that if he did it once a week, that it would also be a violation of the privacy of that home.

QUESTION: Sufficiently substantial to justify the

First Amendment infringement?

MR. FUHRMAN: It certainly would.

The second point that we planned to discuss was the matter of the streets of Brookfield not being a public fora. Now we realize, of course, that there are cases that have substantial dicta indicating a repetition of the cliche that streets are quintessential public fora since time immemorial.

And we believe that the key word in that cliche is the word immemorial. We realize that --

QUESTION: One man's cliche is another man's fundamental principle. Be careful here.

MR. FUHRMAN: Touche. Nevertheless, I think that we have to really realize the historical origin of this. Many, many years ago, the streets of Ancient Rome converged upon a public square known as the Forum. And all of the principal buildings were at the Forum, and that Forum was certainly the place of discussion and of debate. And all other forums have derived their names from that location.

We submit, however, that in 20th Century United States that to say that every street is a public forum is simply a statement contrary to fact.

Take for instance, the major arteries of the interstate highway system. Here you have a system of arteries that penetrate all of the major cities of the United States. And nevertheless, they are --

QUESTION: Billboards are forbidden on some of them, are they not?

MR. FUHRMAN: I beg your pardon.

QUESTION: Billboards are forbidden on some of them, are they not?

MR. FUHRMAN: Right. But they are cordoned off by cyclone fences from the pedestrians and for a darn good reason. Because the volume of traffic and the velocity of traffic is such that to say that that would be a forum for picketing and other forensic activity is just ridiculous. And nevertheless, we have the old cliche or fundamental principle.

And on the other hand, we have the opposite extreme. We have these thirty foot roads in suburban Brookfield which are so small and so narrow that only one car can travel in each direction at the same time, no curbs, no gutters, no sidewalks. Basically, it is an inherently hazardous situation for any pedestrian as a matter of res ipsa loquitur, simply by accepting these basic facts which are undisputed.

QUESTION: That argument might cut two ways. Because if there are no sidewalks, I presume that when someone has to go for a walk, that person must walk on the street, so drivers should realize.

MR. FUHRMAN: Or across his neighbor's lawn.

QUESTION: They encourage trespassing in Brookfield.

MR. FUHRMAN: Well, trespassing is a matter of

intent, because of the neighbor consensus.

QUESTION: But is it not normal that in a lot of neighborhoods like that that you do in fact walk along the edge of the road, do you not?

MR. FUHRMAN: This does happen.

QUESTION: So I would think that the drivers would be aware of the fact that it is not a heavily trafficked area, I am sure, and they would know that you have to drive rather carefully.

What is the speed limit, about fifteen miles an hour?

MR. FUHRMAN: No, it is twenty miles an hour.

QUESTION: Twenty miles an hour. So it is not high traffic and high speed driving.

MR. FUHRMAN: No. And of course, I would concede that any pedestrian on these streets is to some extent --

QUESTION: That sounds like the ordinance is enacted for the protection of the picketer.

MR. FUHRMAN: Well, this is the reason why I am suggesting reading the dissenting opinion of Judge Coffey. Because he not only talks about the protection of the picketer, but he also discusses the responsibility of the municipality for the safety of all people on the public highways.

MR. FUHRMAN: This is quite a separate argument from frankly what to me is more persuasive, the interest of the

resident in not having someone who is arguably hostile out in front all day long. That is the interest frankly that would concern me more than worrying about whether the fellow would step in front of fifteen mile an hour school bus or something like that.

QUESTION: And that is the interest that Carey spoke about, Carey v. Brown.

MR. FUHRMAN: Well, Carey v. Brown primarily dealt with the matter of privacy.

QUESTION: Yes.

MR. FUHRMAN: And in fact --

QUESTION: Why do you not talk about that. I really think a whole lot of us want to hear about this.

MR. FUHRMAN: We believe that this Court should follow its own precedent that it established in the City of Renton case, and protect residential privacies. In Carey v. Brown, this Court stated, "Preserving the sanctity of the home, the one retreat to which men and women can repair to escape from the tribulations of their daily pursuits, is surely an important issue. Our decisions reflect no lack of solicitude for the right of an individual to be let alone in the privacy of a home, sometimes the last citadel of the tired, the weary and the sick."

QUESTION: Mr. Fuhrman, do you think that the First Amendment under that precedent would enable a city to prevent

door to door solicitation and the actual ringing of the doorbell?

MR. FUHRMAN: I would say that personally that an ordinance to that effect could be constitutionally valid. I would have to naturally recognize --

QUESTION: Do you think that this Court's precedence would support your view?

MR. FUHRMAN: First of all, I believe at this time, we are not arguing that point of course, and we believe that there has been a division among the Circuits on that issue. And as far as the Seventh Circuit is concerned, the Seventh Circuit in the Watseka case, had determined that this type of activity is unconstitutional.

QUESTION: I thought that this Court had spoken to that issue.

MR. FUHRMAN: This Court did, because it actually confirmed the decision in the Watseka case.

QUESTION: The Green River ordinance cases, Murdock v. Pennsylvania, and Struthers, those are pretty much what Justice O'Connor is talking about, too, are they not?

MR. FUHRMAN: Yes.

QUESTION: What about the Austin case and the City of Boston back in 1971. They said that door to door picketing was all right, door to door leafleting was all right.

MR. FUHRMAN: Leafleting.

QUESTION: And you would draw a line between leafleting and picketing.

MR. FUHRMAN: As a matter of fact, I said that I do draw a line between leafleting and picketing. And Justice O'Connor had asked that question before.

QUESTION: I still have not gotten your answer.

MR. FUHRMAN: The ordinance of the Town of Brookfield only relates to picketing. It does not relate to leafleting.

QUESTION: And the difference between leafleting and picketing is what from a constitutional standpoint?

MR. FUHRMAN: From a constitutional --

QUESTION: They both disturb, do they not?

MR. FUHRMAN: Well, they do to some extent. Although picketing is more invasive, because you are actually --

QUESTION: You are disturbing, are you not?

MR. FUHRMAN: I beg your pardon.

QUESTION: Is that not what you are against, disturbing the resident?

MR. FUHRMAN: We are against invading the privacy of the home. And leafleting is less invasive in that regard than picketing.

QUESTION: It is less disturbing then?

MR. FUHRMAN: Less disturbing, yes.

QUESTION: I suppose that you suggest a bright line, that any street that could be classified as a residential

street could be subject to an ordinance like this?

MR. FUHRMAN: The rule that we believe that the Court should follow is the rule of Cornelius v. NAACP. We believe that like other publicly owned property, that each street should be determined as to whether or not it lends itself to the First Amendment activity.

QUESTION: If the focus of the ordinance is an individual home, what difference would it make what kind of street it is, as long as the picketing is aimed at one home on a particular street, as the invasion of privacy is just as great?

MR. FUHRMAN: I agree. But we have in our argument really two propositions. Number one, we are arguing that streets, the residential streets of Brookfield, are not public fora. And the reason that we are making that argument is because that establishes a different standard for evaluating the ordinance. But we are arguing, number two, that in the event that this Court should find that notwithstanding everything that I have said that all streets without exception are public fora, that then in that event that the ordinance is still constitutional as a valid time, place and manner, regulation of two important governmental interests.

QUESTION: It is going to take a lot of litigation to litigate every street in the country to figure out whether they are public fora or not.

MR. FUHRMAN: Well, if you had litigation on each and every street, yes. But on the other hand, we believe that reason would enter in here. Because if you look at the streets of the Town of Brookfield, and you know that they are thirty feet in width, you should know that you do not have public fora.

CHIEF JUSTICE REHNQUIST: Thank you, Mr. Fuhrman.

We will hear now from you, Mr. McDowell.

ORAL ARGUMENT BY STEVEN FREDERICK MCDOWELL, ESQ.

ON BEHALF OF APPELLEES

MR. MCDOWELL: Mr. Chief Justice, and may it please the Court:

Before this Court today is an attempted appeal from an order affirming a preliminary injunction. There is no finality, no ultimate determination on the merits of the constitutional issue, and therefore no appeal jurisdiction.

In light of the preliminary nature of the case, this case may well be more appropriately handled by way of summary affirmance rather than a comprehensive review of the town's claims, claims which we contend lack support in either the record nor the decisions of this Court.

The town's case rests fundamentally upon a challenge of two basic premises of First Amendment law. That streets are quintessential public fora; and that picketing, a legitimate peaceful forum of First Amendment expression is to be permitted

in such public fora areas.

The District Court, we contend and we believe, did not abuse its discretion in determining that the picketers were likely to prevail on the merits of their First Amendment claims.

QUESTION: The District Court or Court of Appeals, either one, Mr. McDowell, indicate that they thought more facts were necessary in order for them to reach a conclusion on the constitutional issue?

MR. MCDOWELL: The District Court's opinion indicated that based upon the facts that are currently in the record that there were sufficient facts to grant the preliminary injunction and in fact to grant a final injunction.

We believe that this is in fact an appropriate determination. Because based upon the normal assumptions that are normally made about streets, that they are normally public fora, and also based upon the normal conclusion that picketing is a legitimate form of expression, just based upon the facts as developed there, that there would be a sufficient record to make that determination.

However, if other facts are sought to be introduced, such as for example, the question of whether one must move or remain stationary to constitute picketing in the Town of Brookfield, perhaps it may be necessary to go back for a further determination.

QUESTION: But the town says that it does not have anything else to offer.

MR. MCDOWELL: That is correct. And if that be the case, then it would seem that this Court may well wish to go ahead with a final decision on the merits. However, we would point out that there are a number of facts that the town has asserted in its brief, such as the lack of past use of the streets of the Town of Brookfield for picketing, which are not currently in the record.

So if this Court wishes to rely on such facts, it may be necessary for a further determination. But based upon the facts now in the record, there is in fact evidence sufficient to support a preliminary injunction in favor of the picketers in this case.

QUESTION: Well, if the town wants the issue decided on the present record, does that make it a final judgment?

MR. MCDOWELL: I am not certain of that fact, because I am not certain of that point. Normally, a preliminary injunction is considered a non-final order. And secondly, there has not been a square holding on the constitutional issue as of yet. Because all that we have at this point is a preliminary injunction. A final injunction was never issued.

The town could have simply allowed a final injunction to be issued, in which case there would be no problem with finality in this case. It chose not to do so.

QUESTION: Did they not ask for a trial? I thought that they asked for a trial.

MR. MCDOWELL: They did.

QUESTION: So they obviously are not satisfied with the record.

MR. MCDOWELL: Well, that is the way that the picketers have to construe the status of the case at this point.

QUESTION: But before us today, I guess that Mr. Fuhrman says that he does not now want a trial.

Is that what you heard?

MR. MCDOWELL: That is what I heard. So that is something that is Mr. Fuhrman's decision to make, and not the decision of the picketers, since we did not request a trial.

QUESTION: The problem here is not finality at all, I do not think, under the provisions of the statute. An order granting a preliminary injunction is appealable. The only question is what standard of review do you use in judging whether or not the preliminary injunction was correctly granted.

Everybody concedes that there was at least a preliminary injunction. That is appealable to the Seventh Circuit, and we have jurisdiction to review a case that is in the Seventh Circuit.

MR. MCDOWELL: Yes, it would be reviewed on the basis

of an abuse of discretion standard in such a situation. However, there is a question of whether there is a square holding on the constitutional point. Because the lower court judge utilized the normal standard that is used in the Seventh Circuit, which is the standard of whether one is likely to prevail upon the merits.

QUESTION: You were just talking about appellate jurisdiction, were you not, not certiorari jurisdiction?

MR. MCDOWELL: That is correct. We were speaking of appellate jurisdiction.

QUESTION: So if you are talking about jurisdiction, we can always just grant cert.

MR. MCDOWELL: Oh, certainly.

QUESTION: But that would still leave the standard of review that the Chief Justice was talking about.

MR. MCDOWELL: That is correct. And in fact, the District Court did not abuse its discretion in granting the preliminary injunction in this case.

When we turn to the substance of the case and the merits of the case on the free speech issue --

QUESTION: Mr. McDowell, is this a facial attack on the ordinance?

MR. MCDOWELL: The attack is more in line of a facial attack, in that what the picketers are challenging is the application of the ordinance to picketers in general and into

activity that they would wish to engage in. So it basically is a facial challenge.

QUESTION: Well, if it is, then I take that if there is any set of facts that we can think about picketing to which the ordinance could constitutionally be applied, you lose, do you not, if it is a facial attack?

MR. MCDOWELL: If it is a facial attack, there the question that this Court would have to determine is whether the ordinance could appropriately be subject to a limiting construction.

In this case, the town in its brief indicated that limiting constructions might or might not be possible, but that the town wished to forbid all picketing.

QUESTION: You are not relying on the overbreadth doctrine then, I take it?

MR. MCDOWELL: The overbreadth doctrine is a point that we have relied upon at various points. It was not the key issue upon which the District Court granted its injunction. However, the overbreadth doctrine has been raised both at the District Court and at the Seventh Circuit. And in this case, there may well be that the ordinance sweeps substantially overbroadly with respect to protected expression.

QUESTION: If you can only conceive of one instance in which it is okay and only one, one might suspect that it is overbroad.

MR. MCDOWELL: That is absolutely correct.

QUESTION: I would think so.

MR. MCDOWELL: Yes.

QUESTION: I must confess that I am a little puzzled. Your complaint suggests that you are concerned about your client's own right to picket.

MR. MCDOWELL: Yes.

QUESTION: Because they have been threatened with arrest. But the District Court found what kind of picketing that they had engaged in the past, namely eleven to forty people, and there were some unfortunate remarks and one thing or another of that kind.

Should we ask the question whether that particular type of picketing is constitutionally protected?

MR. MCDOWELL: That type of picketing serves as a background certainly that this Court can consider and can consider in terms of the motivation perhaps of the town in passing this ordinance.

QUESTION: What if we were to assume that that is all that it really prohibits, and that is all that you really care about, because you want to engage in exactly what you have done before, and then focus on that issue instead of all of these hypothetical things like leafleting.

Would you say that you could picket with forty persons out in front all day long seven days a week in front of

this house?

MR. MCDOWELL: The problem is that the ordinance forbids more than simply that.

QUESTION: Well, first answer my question, would you.

MR. MCDOWELL: We do not believe that the picketers have an absolute right to picket without respect to considerations.

QUESTION: Do you think that they have a constitutional right to engage in the kind of picketing that the District Court found in this case?

MR. MCDOWELL: Yes, I do.

QUESTION: You do. Forty persons seven days a week right straight through.

And if that is true and if we are focusing on this picketing, what was the audience at which this picketing was directed?

MR. MCDOWELL: The picketing was directed at both Dr. Victoria and his neighbors.

QUESTION: I see, thank you.

MR. MCDOWELL: That is what the affidavits show and the record shows in this case.

QUESTION: What do you mean directed at, was it in front of the neighbors' houses or in front of his house?

MR. MCDOWELL: It was in front of his house.

QUESTION: Well, that is generally referred to as

picketing him, not picketing his neighbors.

MR. MCDOWELL: That is correct. The question I believe that Justice Stevens has was a question as to who the proper audience was. Certainly, neighbors going back and forth would be able to see the signs, and obviously would be an audience.

QUESTION: Mr. McDowell, you mentioned a couple of basic principles of First Amendment law when you started off. On another one, and we just issued an opinion today that averts to it indirectly, is that picketing is different from other First Amendment activities. It can be intimidating. It is different from leafleting, and it is different from pure speech.

As far as the merely informative content of letting the neighbors know that this man is an abortionist and that you disapprove of it, as far as that is concerned, you would leaflet, you could slip information under the doors of the neighbors, and you could march around the whole neighborhood with a sign, as counsel for the city says is permissible under this ordinance.

But you do not want to do that. You want to essentially hassle this doctor, to put it in the vernacular. You want to be in front of his house and bring home to him your displeasure with him in, maybe intimidating is not the word, but an annoying fashion essentially.

Is that not what is going on, is there any other reason why you have to picket his house?

MR. MCDOWELL: We do not claim a right to harass. And in this case, that is not what was involved. Because public issue picketing is in many ways quite similar to leafleting. Because what is involved is the transmission of a message, in this case a message of opposition to abortion. Picketing was a means utilized.

However, what was involved here was not the type of perhaps signal that one might have in a labor picketing instance, but instead merely a use of the signs and the picketing to indicate disapproval.

QUESTION: When you picket a store, that is a logical place to do that, because you are sending your message to the customers of that store or a business. Or you are picketing a plant that is on strike. You are sending the message to the other workers who might want to come in.

To whom are you sending the message here, that they could not get it anywhere else, why is this a logical place to get this message across to anyone except the doctor whose privacy you are invading?

MR. MCDOWELL: Well, it is a legitimate place, as the picketers noted in their affidavits, to transmit their message both to the doctor and also to his neighbors.

QUESTION: You can get it to his neighbors very

easily. His neighbors do not congregate in front of his house.

MR. MCDOWELL: The reason why picketing may be a particularly sensible type of procedure by which to transmit such a message is that a picket sign is a sign that a neighbor or anyone going by can look at and notice what the opinions are of the picketers. It is in essence something like a mass media that can be done at a minimum amount of expense to the picketers involved.

QUESTION: You can do that walking around the neighborhood. In fact, it would be better. You would not have to rely on the neighbors happening to come out by the house. You do not want to do that. You want to stand right in front of his house. You want to stick your thumb in his eye essentially.

Is that not what it is about, the annoying nature of picketing?

MR. MCDOWELL: I do not believe that it is in this case. Because the picketers' desire is a desire simply to transmit their message involved, and they wish to utilize picketing which has been recognized as a legitimate First Amendment protected means of expression.

QUESTION: Why not picket him at his clinic?

QUESTION: You can go up to Appleton or into Milwaukee and picket him at his clinic.

MR. MCDOWELL: It is possible to picket at other

locations. However, the mere fact that one can picket at another location does not permit a picketing ban in a certain location unless such a ban is narrowly tailored to support specific interests, either in safety or in residential privacy.

QUESTION: But I think that any court familiar with our cases might be more likely to uphold a ban on residential picketing if there was an opportunity to picket the individual that they desire to bring the message home to somewhere else.

MR. MCDOWELL: Certainly, alternative channels can figure into the analysis. However, once again, the key point is is this ordinance which forbids all picketing flatly in the Town of Brookfield an ordinance which is narrowly tailored to support the interests involved.

QUESTION: Why do you say that it is not narrowly tailored to support privacy and safety?

MR. MCDOWELL: Turning first to safety, the reason why it is not narrowly tailored to support the safety interests is number one, because the ordinance prohibits only picketing but permits a number of expressive and non-expressive activities which can have just as severe an effect upon the interests of free vehicular movement and free pedestrian movement and the like as anything else.

Furthermore, the ordinance addresses the problem in a way which does not make much sense. If the problem is with the picketers' safety and with the safety of the community with

concerns about traffic, what is done is that the picketers are moved off of a property where perhaps there is less traffic and moved on to Bluemound Road, a busy highway. Where seemingly if one is concerned about safety, and traffic, and the like, that the distractions will be greater than in the residential neighborhood.

QUESTION: As to privacy?

MR. MCDOWELL: As to privacy, the reason --

QUESTION: How do you tailor this more narrowly than an absolute prohibition?

MR. MCDOWELL: Well, a number of different options are available to the town. First, with respect to the adverse effects of picketing, the town has a number of ordinances currently in effect, ordinances banning such things as littering, obstruction of the streets and so forth, which apply equally to expressive and non-expressive activity, which could suitably apply to this case.

QUESTION: For example, they have an ordinance or law of some kind under which the picketers for crowding and such numbers on the lawn could be arrested?

MR. MCDOWELL: Well, there is a trespass ordinance which would apply to such activity on the lawn.

QUESTION: Could they be arrested for violation of that ordinance?

MR. MCDOWELL: That is correct. They could, if they

were on the lawn, under the construction of the state constitution.

QUESTION: Is there any way that they could not be on the lawn?

MR. MCDOWELL: They would be on the streets. And there, you have the question of whether such activity would obstruct the street. And there, what one could do perhaps, and the town has not done this -- the point is that the town has banned all picketing irrespective of numbers -- the town could perhaps place some limitation on the numbers of picketers, some limitation on the time at which the picketers could be out there, but it has not done that.

QUESTION: Let me interrupt you. You told me a minute ago that this picketing of forty persons all day long was constitutionally protected.

How could they put a limit on, you mean no more than fifty would be the limit, or could they put a limit on no more than one or two?

MR. MCDOWELL: We believe, and obviously this is a legislative question which the town would have to address, and it would present a different constitutional question.

QUESTION: It is not a legislative question. You are telling us what they could constitutionally do, that they constitutionally could do these alternative things, all of which are different from what you a few minutes ago told me

that they could not constitutionally do.

MR. MCDOWELL: Let me clarify then my statement of a few minutes ago. The basic protection of picketing is something that is constitutionally protected. Certainly, numbers of picketers could be regulated to the extent that numbers of picketers interfere either with free use of the streets or with the interests of the town in privacy.

QUESTION: Well, specifically, could they pass an ordinance saying that you may not picket with more than ten persons in front of a house for more than eight hours a day?

MR. MCDOWELL: We would have with respect to that ordinance the similar analysis that would have to be applied. That is does the ordinance restrict picketing.

QUESTION: I understand the analysis. I am curious to know what your answer is.

MR. MCDOWELL: All right. My answer would be that ten picketers would raise a severe question, because there would be a question of whether a limitation --

QUESTION: I understand that there is a severe question, but what is the answer to it?

MR. MCDOWELL: Okay. I would say that that would not be constitutional, because there would not be a significant enough impact upon public safety interests to justify the ordinance.

QUESTION: In other words, you gave me the same

answer that you did before, the picketing that you engaged in, you think was constitutionally protected. And therefore, these alternatives about changing numbers or hours are purely just argument. You do not really believe that.

MR. MCDOWELL: The question with respect to whether the picketers would believe that or not, I think would largely be determined if the town passed such an ordinance, would the picketers then challenge it as an unreasonable limitation on their speech. And that is a question for a future case.

QUESTION: But it is not so much the picketers. You are giving answers saying that although the town cannot do what it has done, that it could do these other things. But then that seems inconsistent with the answer that you think that the Constitution protects the way that you actually picketed here, which would be prohibited by some of the alternatives that you propose. So the question is how serious you are about the alternatives.

MR. MCDOWELL: I would answer the question this way. We are serious about the alternatives. It is possible that some of the picketers' activities might have violated the Constitution under a narrowly tailored ordinance. This ordinance, however, is not narrowly tailored.

QUESTION: Suppose that we thought that as applied to the picketing that actually had taken place and presumably would take place again, that the ordinance was quite

constitutional, what if we thought that.

Should we not then just sustain the ordinance, or what else do you have to offer?

MR. MCDOWELL: I would again go back to points that have been emphasized with respect to the entire discussion of this case. What is not involved here is an enforcement action on picketing which took place after the ordinance was passed.

QUESTION: I know. But if this is a facial attack, and suppose we say that as applied to this picketing as applied by the District Court, that this ordinance is quite constitutional.

Now is not your only rejoinder then, well, that may be so, but it is overbroad?

MR. MCDOWELL: That is right. That is right. If our activity is not protected, then it becomes an overbreadth challenge.

QUESTION: And then what do we have to do, do we have to imagine the reach of the ordinance. It may not be substantially overbroad.

MR. MCDOWELL: That is perhaps a question that would then have to be determined at trial. There might have to be additional facts and so forth put out as to the enforcement policies of the town, which might need to be dealt with at that point.

QUESTION: Well, that may be. But to do that, we

should just reverse, we should reverse the Court of Appeals?

MR. MCDOWELL: No, but --

QUESTION: We could never decide an overbreadth case if we had to do that, to go back to see exactly how the statute would be applied in these situations. That is not how we do overbreadth.

MR. MCDOWELL: Overbreadth is --

QUESTION: If it is overbroad, it is overbroad, is it not?

MR. MCDOWELL: Right. Overbreadth is basically a question of applying the sweep of the statute, and in essence determining that the statute can apply very clearly to protected activity. And that is apparent with respect to this ordinance which bans all residential picketing in a neighborhood without any concerns.

QUESTION: Have we ever applied overbreadth to an ordinance or a statute dealing just with picketing?

MR. MCDOWELL: I believe that the Thornhill case, which overbreadth was first utilized, was a picketing case. So picketing cases are subject to overbreadth analysis.

QUESTION: Have you ever checked on how many times Thornhill has been cited?

MR. MCDOWELL: I have not checked out how many times, but I believe with some degree of frequency in my reading of this Court's First Amendment cases in preparation here.

QUESTION: In your answer to Justice Stevens, you indicated that privacy is a protectable interest insofar as the state is concerned, the privacy of homes?

MR. MCDOWELL: Privacy of homes is a protectable interest.

QUESTION: Can it be protected from picketing in any degree?

MR. MCDOWELL: In applying such an analysis, what has to be determined is what precisely is the character of the privacy interest. For example, in the Keith case, this Court seemed to indicate that there were questions with respect to the application of --

QUESTION: Do you have a right to a quiet street?

MR. MCDOWELL: Excuse me.

QUESTION: Is there a right to a quiet street?

MR. MCDOWELL: The residential privacy interests can extend to some extent to cover interests in tranquillity and quiet. A noise ordinance, for example, is a proper means to address that interest.

QUESTION: But some picketing can be regulated in order to preserve the character of the residential neighborhood?

MR. MCDOWELL: The abuses that go with certain picketing could be regulated. However, an inherent proscription of all picketing --

QUESTION: So picketing can interfere with privacy and with residential character, and to that extent can be regulated?

MR. MCDOWELL: What we have in essence is a balance in such a situation. Picketing may have some impact upon residential privacy interests. However, in looking at that analysis, it is important to remember that normally, as in the Keith case, the interest in residential privacy does not extend to forbid activity taking place on a public forum property. Second, it is important to realize --

QUESTION: But you indicate that it can in some instances?

MR. MCDOWELL: The Court has not applied the analysis of residential privacy to forbid activity in a public forum of the picketing nature.

QUESTION: Well, has the Court confronted a case where the public forum doctrine has squarely measured against the interest of the homeowner and privacy and quiet?

MR. MCDOWELL: The closest that this Court has come to that situation was the Carey case. And in the Carey case --

QUESTION: And that went off on equal protection grounds.

MR. MCDOWELL: Well, in the Carey case --

QUESTION: And in that case, we also said that there

is a very strong interest, a very strong constitutional recognition, of the right of privacy.

MR. MCDOWELL: Granted, you are absolutely correct. However, I would also point out that in the Carey case in footnote that this Court indicated that its justification and the reason for its analysis in the Carey case was the presence of a public forum there. And so it would appear that public forum analysis does appropriately apply to residential streets, which are not significantly different in any major way from the streets and sidewalks in other particular areas.

Furthermore, getting back to the residential privacy interests, it is important to remember --

QUESTION: And under Justice Stevens' question, this could go on 365 days a year as far as you are concerned?

MR. MCDOWELL: I believe that it could go on for a substantial period of time, yes.

QUESTION: 365 days a year?

MR. MCDOWELL: Yes, I think it could. However, that is an issue that again is not precisely before the Court. Because what we have here is an absolute flat ban on all residential picketing irrespective of how long it extends.

QUESTION: I do not understand how you can say that the length has anything to do with it. I mean either it invades the privacy or it does not invade the privacy.

Does it not invade the privacy if it only happens one

hour a day? That means that it is an one hour's invasion. I mean some activities you can say if they are at a lower volume, you can say that they do not annoy anybody. So a difference in degree can make a difference in kind. It is no longer an annoying activity.

But if this is an invasion of privacy, it is an invasion of privacy if it occurs one hour or 24 hours, is it not?

MR. MCDOWELL: We do not believe that -- to a certain extent, there will always be a degree of privacy invasion. But the problem is that what has to be weighed in the balance is this privacy invasion, whatever it may be, vis-a-vis the important interests of the picketers in the First Amendment expression.

QUESTION: Right. Now let us talk about that.

What is it that you can only do by picketing that you cannot do by some other form of activity, handing out leaflets and parading around, picketing in the sense in which this ordinance uses the term, parading around the whole neighborhood, handing out leaflets, picketing or doing whatever you want in front of the doctor's offices, what is there distinctive about this, is there anything distinctive about this activity except the invasion of this man's privacy?

MR. MCDOWELL: What is distinctive about picketing activity is that by use of signs and by use of perhaps a

limited degree of movement that it creates a place where people can determine and people can see a message that is broadcast by way of signs.

And there is a question that perhaps could be turned the other way with respect to that, what is the significant difference between picketing and marching. If marching is to be prohibited, what is there about picketing that makes it so substantially different that there is a more extensive need to regulate such activity.

QUESTION: I suggest that if you have a parade in your neighborhood and then have a picket at your house, that you will see the difference.

MR. MCDOWELL: Perhaps so, perhaps so. But the essential question though that has to be determined when one deals with the interest in residential privacy is that this interest is not an interest in restricting content. There mere emotional impact that one may receive from the content of speech is not relevant. That I believe is the message of the Boose case.

What is involved here and what is critical to remember is that this ordinance would prohibit picketing activity where it were friendly or unfriendly. For example, one under this ordinance could go back and forth in front of Dr. Victoria's house indicating that Dr. Victoria adhered to the finest standards of the medical profession. If one were to

do that, under this ordinance, it would be prohibited, under the definition that the town has utilized.

QUESTION: The doctor would probably invite them in for a cup of coffee.

MR. MCDOWELL: He might, he might, but he could also report them to the police. Anything is possible under this ordinance.

QUESTION: If they liked him that much, of course, they would go away if he asked them, I am sure. I mean he would open the door and say, gee, I really like that, but you fellows are invading my privacy. The best to do if you really like me is to be gone.

MR. MCDOWELL: The key point here though is that the ordinance sweeps so broadly that it prohibits all of these types of activity. And furthermore, the presence of the interest is residential privacy is an interest which must be considered without respect to the content of speech.

If the town's real interest is in prevention of embarrassment to Dr. Victoria, then such an interest should be appropriately dealt with in other fashions. But the First Amendment does not seem to protect an interest in avoiding the embarrassment or other emotional harm which may result from this type of activity or from other types of content based activity.

QUESTION: The town is willing to let you march

around Dr. Victoria's neighborhood with a sign saying Dr. Victoria is an abortionist or whatever harsher language that you want to use. They are not worried about protecting him from criticism. They are willing to let you do that.

MR. MCDOWELL: However --

QUESTION: They just do not want you to annoy him in his home.

MR. MCDOWELL: The town's ordinance though --

QUESTION: Is there anything to stop you from picketing his office? No.

MR. MCDOWELL: No.

QUESTION: So he is right.

CHIEF JUSTICE REHNQUIST: Thank you, Mr. McDowell. The case is submitted.

(Whereupon, at 1:59 p.m., the case in the above-entitled matter was submitted.)

REPORTERS' CERTIFICATE

DOCKET NUMBER: 87-168

CASE TITLE: RUSSELL FRISBY v. SANDRA C. SCHULTZ AND ROBERT C. BRAUN

HEARING DATE: April 20, 1988

LOCATION: Washington, D.C.

I hereby certify that the proceedings and evidence are contained fully and accurately on the tapes and notes reported by me at the hearing in the above case before the United States Supreme Court,
and that this is a true and accurate transcript of the case.

Date: April 20, 1988

Margaret Daly
Official Reporter

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ORDINANCE #21-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 34, ARTICLE IV, ADDING SECTION 133 - TARGETED PICKETING IN RESIDENTIAL NEIGHBORHOODS.

The City of Ramsey ordains:

SECTION 1. PURPOSE

The city has an interest in the protection of residential privacy, the wellbeing and tranquility of the home, and protecting citizens from unwanted speech when they are a captive audience within their homes. The city council finds that, without resorting to targeted residential picketing, ample opportunities exist for those otherwise engaged in targeted residential picketing to exercise constitutionally protected freedoms of speech and expression.

SECTION 2. AUTHORITY

Pursuant to the authority granted by Minnesota Statutes, section 609.748, subd. 9, the City of Ramsey hereby prohibits targeted picketing in residential neighborhoods.

SECTION 3. AMENDMENT TO CITY CODE CHAPTER 34, ARTICLE IV- OFFENSES INVOLVING PUBLIC PEACE AND ORDER:

Sec. 34-133. Targeted picketing in residential neighborhoods.

(a) *Definitions.* For the purpose of this section, the term "targeted residential picketing" means:

(1) Marching, standing, or patrolling by one or more persons directed solely at a particular residential building in a manner that adversely affects the safety, security, or privacy of an occupant of the building; or

(2) Marching, standing, or patrolling by one or more persons which prevents an occupant of a residential building from gaining access to or exiting from the property on which the residential building is located; or

(3) Standing, marching, patrolling or picketing by one or more persons focused in front of or adjacent to a particular residential dwelling without the consent of that dwelling's occupants.

(b) *Purpose.* The city has an interest in the protection of residential privacy, the wellbeing and tranquility of the home, and protecting citizens from unwanted speech when they are a captive audience within their homes. The city council finds that, without resorting to targeted

residential picketing, ample opportunities exist for those otherwise engaged in targeted residential picketing to exercise constitutionally protected freedoms of speech and expression.

(c) *Prohibited activity*. No person shall engage in targeted residential picketing within the city.

(d) *Violation.* Any person who engages in targeted residential picketing within the city is guilty of a misdemeanor.

(e) *Severability.* Should any section, clause or other provision of this ordinance be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the ordinance as a whole, or of any part thereof, other than the part held to be invalid.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective 30 days after its passage and publication, subject to City Charter section 5.04.

ADOPTED this 27th day of April, 2021, by the City Council of the City of Ramsey.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

ATTEST:

_____
Collen Lasher, City Clerk

Introduction date: April 13, 2021
Posting dates: April 13 – April 28, 2021
Adoption date: April 27, 2021
Publication:
Effective date:

CC Regular Session **7. 2.**

Meeting Date: 04/27/2021

Submitted For: Bruce Westby, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title:

Adopt Resolution #21-106 Accepting Bids and Awarding Contract for Business Park 95 Street Reconstructions, Improvement Project #21-03

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-106 Accepting Bids and Awarding Contract for Business Park 95 Street Reconstructions, Improvement Project #21-03.

Background:

City Improvement Project 21-03 proposes to reconstruct the streets within the Business Park 95 subdivision including; 140th Avenue, McKinley Street, Radium Street and Unity Street. The streets total approximately 6,314 lineal feet (1.20 miles) in length. Attached are the final plans for this project. The title sheet shows the project scope.

On February 24, 2020, the Ramsey City Council indefinitely suspended the annual sealcoat program and reallocated $250,000 of the budgeted 2020 sealcoat funds for mill and overlay improvements in the Business Park 95 subdivision. Also in February of 2020, WSB performed a pavement forensics report of the amended 2020 mill and overlay project, including Business Park 95. This report was critical in Staff's recommendation not to mill and overlay the streets within Business Park 95 in 2020. On March 16, 2020, the Public Works Committee supported Staff's conclusions and recommendations that the proposed Amended 2020 Pavement Overlay Improvements, including Business Park 95, were not feasible or cost-effective from an engineering standpoint, and that the overlay improvements as proposed should not be completed in 2020.

On November 10, 2020, the Ramsey City Council authorized Staff to execute proposals from Bolton & Menk for collecting the required topographic survey to preare plans and specifications, and from Chosen Valley Testing (CVT) for required geotechnical work. The CVT Geotechnical Report igenerally found clean sand below the existing bituminous and gravel pavement section.

On December 8, 2020, the Ramsey City Council approved the 2021 – 2030 Capital Improvement Program, which identified Business Park 95 for reconstruction in 2021. That same evening, City Council authorized Staff to execute proposals from Nelson Sanitation & Rental, Inc. for televising services of the sanitary sewer and storm sewer within the project area, and from Water Conservation Services, Inc. for watermain leak testing services within the project area.

The watermain leak test results indicated that all of the watermain is in good condition and does not need repairs.

The sanitary sewer televising showed that the sanitary sewer system is generally in good condition and does not need any major repairs. However, one small crack was observed in the obvert (top) of a pipe segment near the intersection of Unity Street and 140th Avenue. Staff considered the options for repairing the crack and recommend lining the pipe in the future instead of replacing the pipe as part of this project, which would require closing the street for several days to dig the pipe up and replace it. It is also significantly cheaper to line a pipe than to excavate the street and replace the pipe and a portion of the street in the process. Lining a pipe can also be completed without closing the street to traffic.

The storm sewer televising showed that more than half of the storm sewer was plastic pipe, and that much of the smaller diameter plastic pipe needed to be replaced. In addition, several hundred feet of concrete storm sewer needed to be replaced. This cost was not accounted for in the CIP storm sewer cost estimates, which significantly increased project costs.

In 2020, Business Park 95 was included in the Ground Penetrating Radar Pavement Evaluation performed by Braun Intertec. This data provides bituminous and aggregate base thickness information. The Ground Penetrating Radar (GPR) data is included in the street segment summary attached to this case.

The Business park 95 subdivision is a commercial subdivision with heavy truck traffic. During the fall of 2020, Staff took traffic counts with annual daily traffic (ADT) volumes of; 846 on Unity Street south of Bunker Lake Boulevard, and 2,245 on McKinley Street east of Sunfish Lake Boulevard. The City does not have a standard commercial pavement section, however, since these roads must be open during all seasons to heavy truck traffic, the streets are proposed to be reconstructed to a 9-ton design using MnDOT's design guidelines. Based upon pavement coring's, the existing pavement section meets a 9-ton design. The existing concrete curb and gutter is generally in good condition.

The streets are proposed to be reconstructed using the full-depth reclamation process. This includes reclaiming the existing pavement and aggregate base section, removing the top 4-inches of reclaim, and then compacting the remaining 6-inches of material in place to serve as aggregate base. Then 4-inches of new bituminous pavement is proposed to be placed on top to effectively provide a 10-inch minimum pavement section, meeting a 9-ton design strength.

The pavement on the east end of McKinley Street ends approximately 450-feet east of Radium Street, after which it becomes a gravel surface for approximately 75-feet before turning into a private driveway. This leaves no space within public right of way for snow plows or emergency vehicles to turn around. The plans include an alternative bid for extending the pavement on McKinley Street approximately 250-feet east, and constructing a paved cul-de-sac on the east end within existing right-of-way. The cul-de-sac extension is supported by the Public Works Department and Fire Department. This cul-de-sac extension would have the added benefit of providing better access to an existing trunk sanitary sewer line which exists in green space east of McKinley Street. Bidding the cul-de-sac extension as an alternate bid will allow the City Council to know the bid price before deciding whether to construct the cul-de-sac extension.

Approximately 450-feet of the west end of McKinley Street is proposed to be left as is as this segment will be reconstructed with the Sunfish Lake Boulevard & BNSF Railway grade separation improvements, part of the Ramsey Gateway Highway 10 Improvements project. The construction limits on the west end of McKinley Street were designed to match the tie down location for the segment of McKinley Street to be reconstructed with the Ramsey Gateway Improvements to avoid throw away costs.

The street improvements proposed with this project are identified in the City's current 10-year CIP, and can be funded using a combination of Pavement Management Funds, Stormwater Utility Funds, and previously budgeted funds. The McKinley Street extension is proposed to be funded using a combination of Public Improvement Revolving Funds and Stormwater Utility Funds. This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

The proposed improvements are designated as City Improvement Project #21-03, Business Park 95 Street Reconstructions.

Notification:

Advertisements were published in the Anoka Union Herald and in Finance & Commerce on March 26 and April 2, 2021. Bids were also advertised on-line on QuestCDN.

Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #21-106 accepting bids and awarding a construction contract for Business Park 95 Street Reconstructions, Improvement Project #21-03, to North Valley, Inc. for the total bid in the amount of $942,685.58.

Alternative #2 – Motion to adopt Resolution #21-106 accepting bids and awarding a construction contract for Business Park 95 Street Reconstruction, Improvement Project #21-03, to North Valley Inc. for the base bid in the amount of $801,763.35.

Alternative #3 – Motion to deny adoption of Resolution #21-106 at this time.

Funding Source:

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on March 26 and April 2, 2021. On April 19, 2021 a total of five (5) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

CONTRACTOR	**BASE BID**	**ALT. A BID**	**TOTAL BID**
North Valley, Inc.	$ 801,763.35	$ 140,922.23	$ 942,685.58
Douglas-Kerr Underground, L.L.C.	$ 823,460.08	$ 136,162.50	$ 959,622.58
Asphalt Surface Technologies Corp.	$ 817,550.31	$ 156,383.93	$ 973,934.24
Kuechle Underground Inc.	$ 925,740.63	$ 150,022.00	$ 1,075,762.63
Park Construction Company	$ 924,682.94	$ 167,434.35	$ 1,092,117.29
Engineer's Estimate	*$ 1,000,414.80*	*$ 164,601.00*	*$ 1,165,015.80*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $942,685.58 for the total bid for construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder, regardless of whether Bid Alternate A is awarded in addition to the base bid. Adding indirect costs in the amount of 23% brings total project costs to $1,159,503.26.

Per the final plans and specifications, estimated construction costs were $1,165,015.80. The low bid is 19% less than the engineer's estimate, primarily due to lower than estimated bituminous paving and concrete cost.

Funding sources for these improvements includes a mix of Pavement Management Funds, Stormwater Funds, Public Improvement Revolving Funds, and budgeted funds from the 2020 amended mill and overlay improvements.

- Pavement Management Funds = $580,186.18
- Stormwater Funds = $235,144.98
- Public Improvement Revolving Funds = $94,172.10
- 2020 Budgeted Funds = $250,000.00
- **Total Project Costs = $1,159,503.26**

Based on discussions with the Public Works Committee, the alternate bid work is proposed to be funded using the PIR fund. The committee felt this work, if awarded, should not be funded through the pavement management fund. The storm sewer work associated with the bid alternate is proposed to be funded using stormwater funds.

Bolton & Menk proposes to provide construction staking in a total not-to-exceed amount of $3,250 for the base bid, and $6,240 for the base bid plus the alternate bid. These costs are included in the 23% indirect costs. Staff feels these costs are reasonable based on the scope of the proposed improvements and required staking and recommends accepting the proposal, which is attached for reference.

City Staff proposes to administer and inspect construction.

Plans and specifications were prepared in-house as part of Staff's normal duties.

Outside costs incurred to date as engineering indirect costs include:

- $4,064.00 for Chosen Valley Testing, Inc. to prepare the Geotechnical Exploration and Engineering Review
- $4,860.00 for Bolton & Menk, Inc. to collect topographic survey

Recommendation:

Staff recommends Alternative #1. Awarding the base bid plus bid alternate A will provide the greatest level of safety to the traveling public, to private commercial trucks that use the east end of McKinley Street, including trash collection trucks and semis, and to City vehicles including snow plows and public safety vehicles. Constructing the cul-de-sac will allow these vehicle to safely turn around using the cul-de-sac, which is located fully within City-owned right of way, instead of backing up. Awarding bid alternate A will also allow the City's utility vehicle better access to the sanitary sewer trunk line located just east of the proposed cul-de-sac.

Action:

Motion to adopt Resolution #21-106 accepting bids and awarding a construction contract for Business Park 95 Street Reconstructions, Improvement Project #21-03, to North Valley, Inc. for the total bid in the amount of $942,685.58.

Attachments

21-03 Final Plans

B&M Staking Proposal

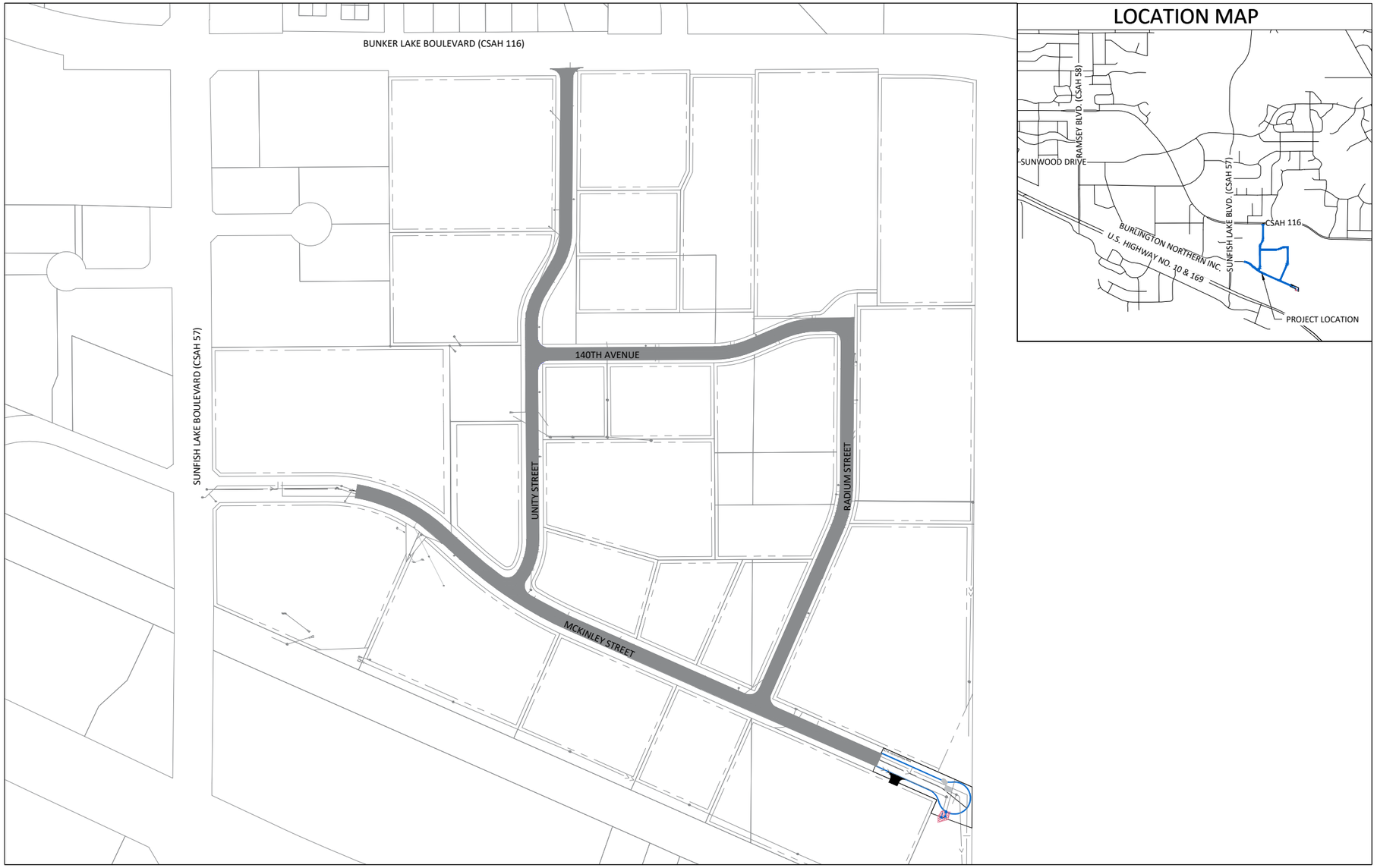
21-03 Street Segment Summary

Resolution 21-016

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/22/2021 02:44 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:49 PM
Form Started By: Joe Feriancek		Started On: 04/20/2021 07:49 AM
Final Approval Date: 04/22/2021		

CITY OF RAMSEY
BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 21-03



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 26 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	SEQ & NOTES
03	ALT A - CDS ALIGNMENT LAYOUT
04	TYPICAL SECTIONS
05	DETAILS
06 - 07	SWPPP
08	EROSION CONTROL
09	EROSION CONTROL - ALT A MCKINLEY STREET CDS EXTENSION
10 - 17	EXISTING CONDITIONS & REMOVALS
18 - 25	STREET IMPROVEMENTS
26	ALT A MCKINLEY CDS - CROSS SECTIONS

LEGEND

	LIGHT POLE		EASEMENT
	TREE		RIGHT OF WAY
	TREE	E	ELECTRIC
	SHRUB	U	OVERHEAD UTILITY
	SIGN	G	GAS
	VALVE	C	TELECOMMUNICATIONS
PED	UTILITY PEDESTAL		STORM SEWER
HH	HAND HOLE		SANITARY SEWER
			WATERMAIN
	REMOVE TREE		SAWCUT PAVEMENT
	3'X2' CATCH BASIN		TREE LINE
	MANHOLE		FENCE
	INLET PROTECTION		LANDSCAPING
			RETAINING WALL
	HYDRANT		5' CONTOUR LINE
	VALVE		1' CONTOUR LINE
			SILT FENCE
	GRAVEL SURFACE		SODDING TYPE LAWN
	CONCRETE PAVEMENT		NEW BITUMINOUS PAVEMENT
	BITUMINOUS PAVEMENT		RECLAIM BITUMINOUS PAVEMENT
	RIP RAP		MILL BITUMINOUS PAVEMENT

0 50 100 150
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANCEK, P.E.
CIVIL ENGINEER II

57095 LIC. NO.

DATE 3/9/21

DATE	REVISION

SHEET 01 OF 26 SHEETS

Mar 09, 2021 - 10:18am
G:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawings\21-03 Title & Notes.dwg

IP 21-03 Business Park 95 Street Reconstructions

Statement of Estimated Quantities

Base Street Construction

Item No.	MnDOT No.	Note	Item Description	Unit	Quantity
1	2021.501		Mobilization	LS	1
2	2104.502		Remove Pipe Apron	EA	1
3	2104.502	6	Salvage & Install Mal Box Support	EA	10
4	2104.503	1	Remove Concrete Curb and Gutter	LF	4090
5	2104.503	1	Remove Sewer Pipe (Storm)	LF	681
6	2104.503	1	Sawing Bituminous Pavement (Full Depth)	LF	1195
7	2104.503	1	Sawing Concrete Pavement (Full Depth)	LF	726
8	2104.504	1	Remove Bituminous Pavement	SY	1011
9	2104.504	1	Remove Concrete Pavement	SY	148
10	2104.504	1	Remove Concrete Valley Gutter	SY	29
11	2104.504	1	Remove Gravel Surface	SY	47
12	2105.504		Geotextile Fabric Type 4	SY	42
13	2105.507	2, 12	Common Excavation (EV)	CY	76
14	2105.607	2	Haul & Stockpile Reclaim Material (LV)	CY	3344
15	2112.519	9	Subgrade Preparation	RDST	56
16	2211.507	2, 11	Aggregate Base Class 5 Modified (CV)	CY	363
17	2215.504	9, 11	Full Depth Reclamation (10.0")	SY	24076
18	2232.504	1	Mill Bituminous Surface (2.0")	SY	213
19	2357.506	4	Bituminous Material for Tack Coat	GAL	1703
20	2360.509	5	Type SP 12.5 Non Wearing Course Mixture (3,C) 2.0"	TON	2675
21	2360.509	5	Type SP 12.5 Non Wearing Course Mixture (3,C) Driveways 2.0"	TON	88
22	2360.509	5	Type SP 9.5 Wearing Course Mixture (3,C) 2.0"	TON	2675
23	2360.509	5	Type SP 9.5 Wearing Course Mixture (3,C) Driveways 2.0"	TON	88
24	2501.502		30" RC Pipe Apron	EA	1
25	2501.602		Safety Grate for 30" RC Pipe Apron	EA	1
26	2503.503	10	12" RC Pipe Sewer Design 3006 Class III	LF	170
27	2503.503	10	15" RC Pipe Sewer Design 3006 Class III	LF	105
28	2503.503	10	18" HDPE Pipe Sewer	LF	23
29	2503.503	10	18" RC Pipe Sewer Design 3006 Class III	LF	179
30	2503.503	10	30" HDPE Pipe Sewer	LF	30
31	2503.503	10	30" RC Pipe Sewer Design 3006 Class III	LF	204
32	2503.602	10	Connect to Existing Storm Sewer	EA	19
33	2503.602		Grout Catch Basin	EA	3
34	2503.602		Reset Catch Basin	EA	21
35	2504.602		Adjust Valve Box	EA	27
36	2506.502		Adjust Frame and Ring Casting	EA	21
37	2511.507		Randon Rip Rap Class III	CY	12
38	2531.503	8	Concrete Curb & Gutter Design B618	LF	4090
39	2531.504	8	Concrete Pavement 6.0" Driveways	SY	148
40	2531.604	8	7" Concrete Valley Gutter	SY	62
41	2531.604	8	8" Concrete Valley Gutter Driveways	SY	736
42	2540.601		Landscape Restoration	LS	1
43	2540.602		Temporary Mail Box Cluster	EA	1
44	2563.601	7	Traffic Control	LS	1
45	2573.502		Storm Drain Inlet Protection	EA	26
46	2573.503		Silt Fence	LF	32
47	2574.507	3	Topsoil (LV)	CY	100
48	2575.504		Sodding Type Lawn	SY	688

IP 21-03 Business Park 95 Street Reconstructions

Statement of Estimated Quantities

Alternative A: Cul-de-Sac Extension

Item No.	MnDOT No.	Note	Item Description	Unit	Quantity
1	2101.501		Clearing and Grubbing	LS	1
2	2104.502		Remove Pipe Apron	EA	3
3	2104.503	1	Remove Sewer Pipe (Storm)	LF	158
4	2104.503	1	Sawing Bituminous Pavement (Full Depth)	LF	29
5	2104.504	1	Remove Bituminous Pavement	SY	78
6	2104.504	1	Remove Gravel Surface	SY	475
7	2104.507	1	Remove Rip Rap	CY	40
8	2105.504		Geotextile Fabric Type 4	SY	120
9	2105.507	2, 12	Common Excavation (EV)	CY	700
10	2106.507	2	Granular Embankment (CV)	CY	185
11	2106.507	2	Select Granular Embankment (CV)	CY	852
12	2112.519	9	Subgrade Preparation	RDST	3
13	2211.507	2, 11	Aggregate Base Class 5 Modified (Use Reclaim)	CY	437
14	2357.506	4	Bituminous Material for Tack Coat	GAL	131
15	2360.509	5	Type SP 12.5 Non Wearing Course Mixture (3,C) 2.0"	TON	196
16	2360.509	5	Type SP 12.5 Non Wearing Course Mixture (3,C) Driveways 2.0"	TON	9
17	2360.509	5	Type SP 9.5 Wearing Course Mixture (3,C) 2.0"	TON	196
18	2360.509	5	Type SP 9.5 Wearing Course Mixture (3,C) Driveways 2.0"	TON	9
19	2501.502		30" RC Pipe Apron	EA	1
20	2501.502		42" RC Pipe Apron	EA	2
21	2501.602		Safety Grate for 42" RC Pipe Apron	EA	2
22	2501.602		Safety Grate for 30" RC Pipe Apron	EA	1
23	2503.503	10	30" RC Pipe Sewer Design 3006 Class III	LF	57
24	2503.503	10	42" RC Pipe Sewer Design 3006 Class III	LF	119
25	2503.602	10	Connect to Existing Storm Sewer	EA	1
26	2504.604		4" Polystyrene Insulation	SY	4
27	2506.502		Adjust Frame and Ring Casting	EA	2
28	2506.502		Casting Assembly (Storm)	EA	1
29	2506.502	10	Construct Drainage Sructure Design 60-4020	EA	1
30	2511.507		Randon Rip Rap Class III	CY	33
31	2531.503	8	Concrete Curb & Gutter Design B618	LF	633
32	2531.604	8	8" Concrete Valley Gutter Driveways	SY	17
33	2573.502		Storm Drain Inlet Protection	EA	1
34	2573.503		Silt Fence	LF	600
35	2574.507	3	Topsoil (LV)	CY	105
36	2575.504		Sodding Type Lawn	SY	714

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. LV TO CV CONVERSION FACTOR = 1.25.
3. LV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 110 LB/SY-IN.
6. PAY ITEM INCLUDES ALL EXISTING MAILBOX SUPPORTS, REGARDLESS OF MATERIAL(S), SIZE, FOOTING TYPE, LOCATION, OR EXISTING ELECTRICAL SERVICE. MAILBOX ARE TO BE SALVAGED ON AN AS NEEDED BASIS, TO BE DETERMINED BY CITY STAFF IN THE FIELD.
7. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
8. FINISH WITH CLEAR CURING COMPOUND.
9. EXCESS RECLAMATION MATERIAL SHALL BE HAULED FROM THE ONSITE STOCKPILE LOCATION TO THE CITY OF RAMSEY PUBLIC WORKS CAMPUS, 14100 JASPER STREET. THE EXPECTED RECLAMATION DEPTH IS 10 INCHES. THE TOP 4 INCHES ARE PROPOSED TO BE REMOVED. SHAPING AND COMPACTION OF RECLAMATION MATERIAL INCIDENTAL TO THE SUBGRADE PREPARATION PAY ITEM.
10. THE EXCAVATION REQUIRED FOR UTILITY INSTALLATION IS INCIDENTAL TO THE UTILITY PAY ITEM.
11. EXCESS RECLAMATION MATERIAL MAY BE USED AS AGGREGATE BASE FOR ALT A CUL-DE-SAC EXTENSION, MUST PASS RAMSEY MODIFIED GRADATION. EXCESS RECLAMATION MATERIAL MAY BE USED AS FILL BELOW THE PAVEMENT SECTION FOR THE ALT A: CUL-DE-SAC EXTENSION. HAULING OF RECLAMATION MATERIAL USED AS AGGREGATE BASE IS INCIDENTAL.
12. STRIPING OF TOPSOIL INCLUDED IN COMMON EXCAVATION BID ITEM.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. SALVAGE AND INSTALL MAILBOX SUPPORTS IN THE SAME LOCATION, UNLESS OTHERWISE DIRECTED. THE INSTALLATION WILL BE THE SAME TYPE AS ORIGINAL INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING MAILBOX SUPPORTS WHICH ARE DAMAGED DURING SALVAGE AND/OR INSTALLATION UNLESS CONTRACTOR NOTIFIES CITY OF DAMAGED MAILBOX SUPPORTS BEFORE SALVAGE OPERATIONS BEGIN. SALVAGED MAILBOX SUPPORTS SHALL BE STORED BY CONTRACTOR DURING PROJECT.
4. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
5. ACCESS TO ALL PROPERTIES MUST BE MAINTAINED AT ALL TIMES. DRIVEWAY REMOVAL AND REPLACEMENTS MUST BE PERFORMED IN SUCH A WAY TO MAINTAIN TRAFFIC TO PROPERTIES.

DATE	REVISION

Mar 10, 2021 - 9:28pm
G:\Engineering\Acad\Cad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawings\21-03 Title & Notes.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

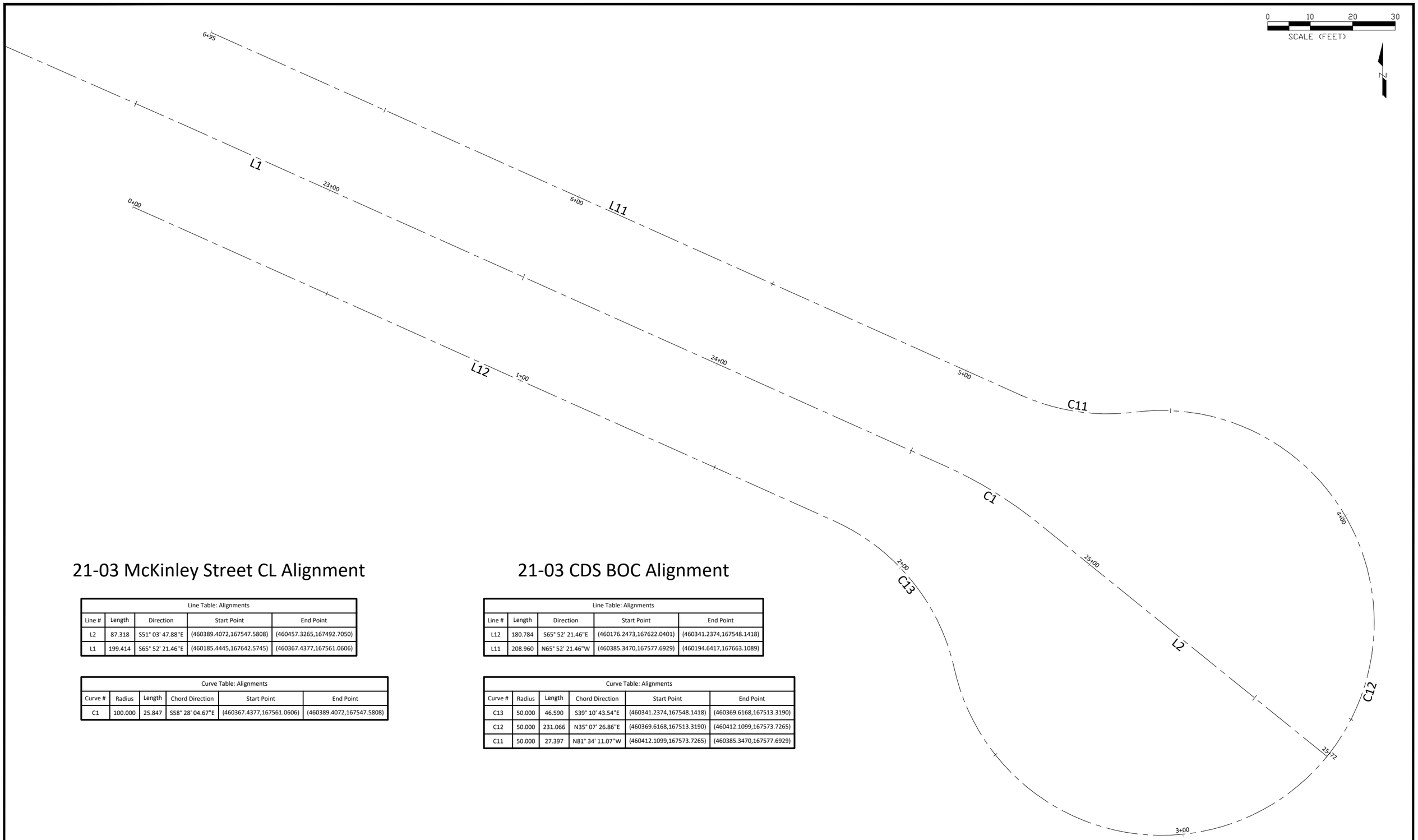
JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SEQ & NOTES

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA



21-03 McKinley Street CL Alignment

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L2	87.318	S51° 03' 47.88"E	(460389.4072,167547.5808)	(460457.3265,167492.7050)
L1	199.414	S65° 52' 21.46"E	(460185.4445,167642.5745)	(460367.4377,167561.0606)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	100.000	25.847	S58° 28' 04.67"E	(460367.4377,167561.0606)	(460389.4072,167547.5808)

21-03 CDS BOC Alignment

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L12	180.784	S65° 52' 21.46"E	(460176.2473,167622.0401)	(460341.2374,167548.1418)
L11	208.960	N65° 52' 21.46"W	(460385.3470,167577.6929)	(460194.6417,167663.1089)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C13	50.000	46.590	S39° 10' 43.54"E	(460341.2374,167548.1418)	(460369.6168,167513.3190)
C12	50.000	231.066	N35° 07' 26.86"E	(460369.6168,167513.3190)	(460412.1099,167573.7265)
C11	50.000	27.397	N81° 34' 11.07"W	(460412.1099,167573.7265)	(460385.3470,167577.6929)

DATE	REVISION

Mar 09, 2021 - 10:29am
G:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawings\21-03 Alt A CDS Alignment Layout.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

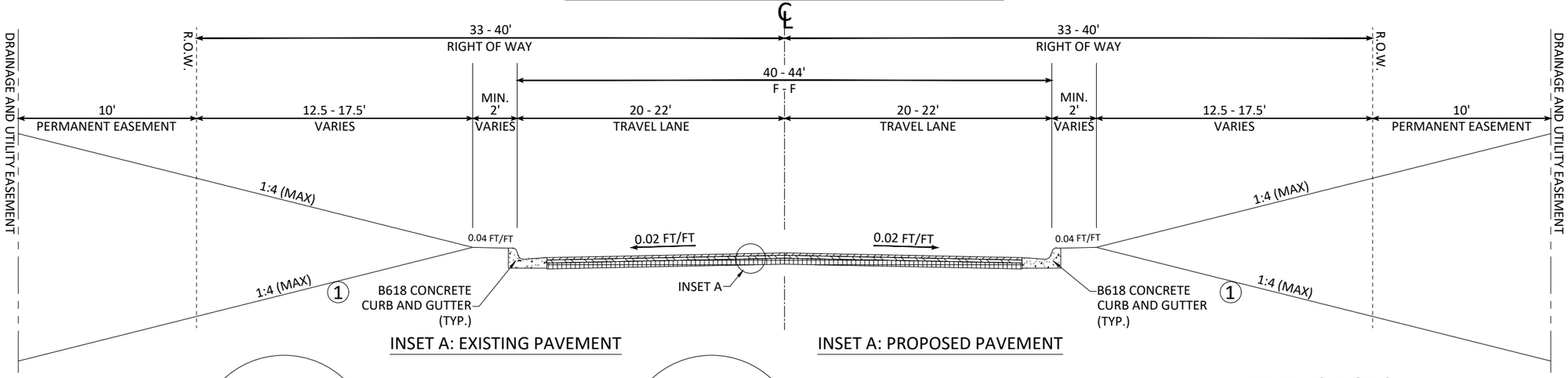
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALT A - CDS ALIGNMENT LAYOUT

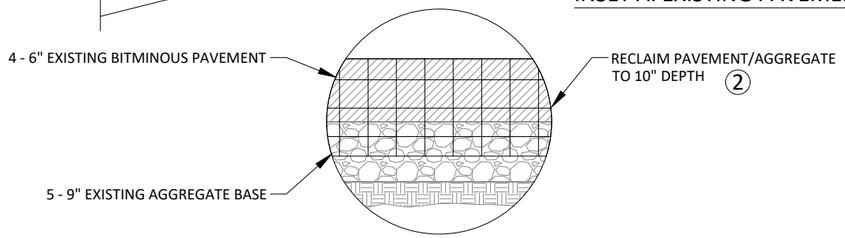
BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 26 SHEETS

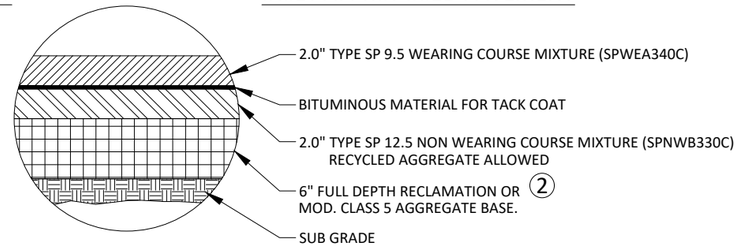
TYPICAL SECTION: FULL-DEPTH RECLAMATION



INSET A: EXISTING PAVEMENT



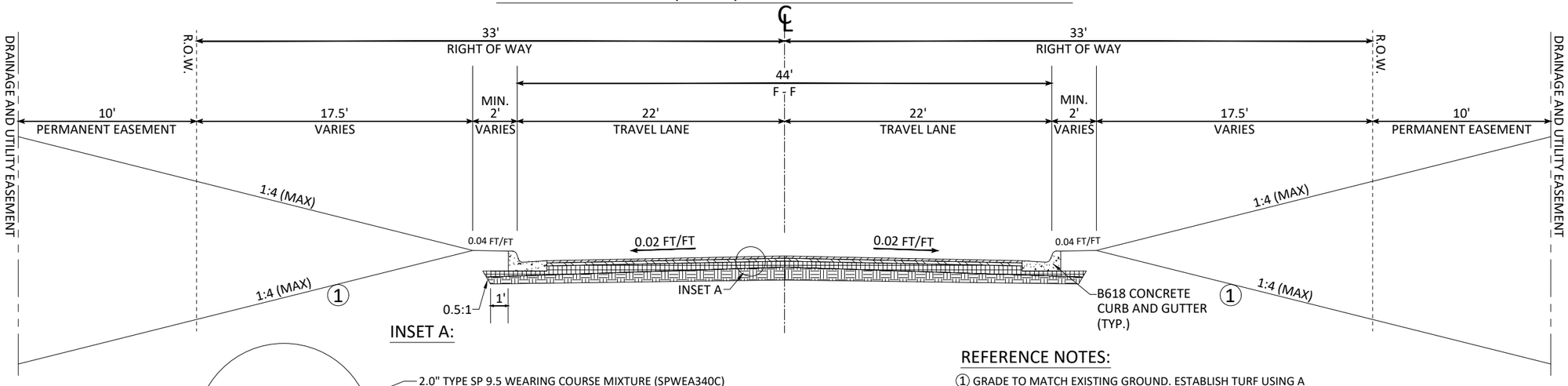
INSET A: PROPOSED PAVEMENT



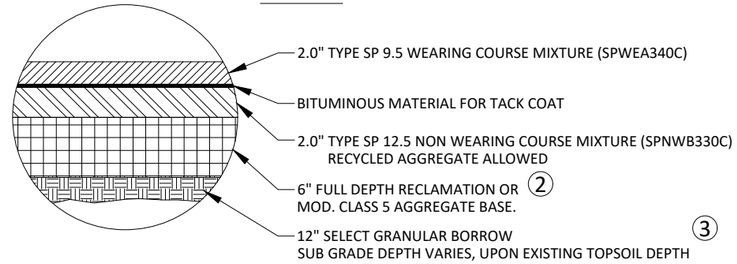
REFERENCE NOTES:

1. GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" TOPSOIL AND SODDING TYPE LAWN SEE CITY PLATE NO. ERO-6 FOR TOPSOIL REQUIREMENTS.
2. FULL DEPTH RECLAMATION MUST PASS CITY OF RAMSEY MODIFIED CLASS 5 AGGREGATE BASE GRADATION. SEE CITY PLATE NO. STR-26.

TYPICAL SECTION: (ALT A) McKINLEY STREET CDS EXTENSION



INSET A:



REFERENCE NOTES:

1. GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" TOPSOIL AND SODDING TYPE LAWN. SEE CITY PLATE NO. ERO-6 FOR TOPSOIL REQUIREMENTS.
2. FULL DEPTH RECLAMATION MUST PASS CITY OF RAMSEY MODIFIED CLASS 5 AGGREGATE BASE GRADATION. SEE CITY PLATE NO. STR-26.
3. SEE GEOTECHNICAL REPORT IN PROJECT SPECIFICATIONS, TWO (2) SOIL BORINGS TAKEN IN CDS EXTENSION AREA 0.5' TO 1.2' OF TOPSOIL ANTICIPATED BASED ON SOIL BORINGS.

CUL-DE-SAC MEASURES 100' DIAMETER FROM BACK-OF-CURB TO BACK-OF-CURB.

DATE	REVISION

Mar 09, 2021 – 10:34am
O:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawings\21-03 Title & Notes.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

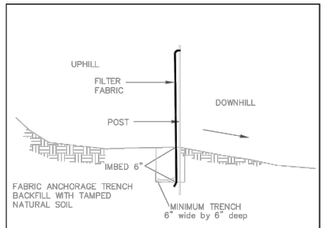
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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TYPICAL SECTIONS

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 26 SHEETS

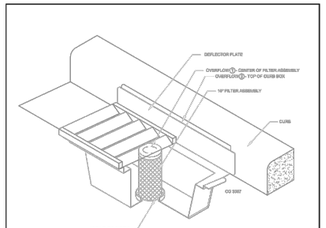


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: SILT FENCE | CITY PLATE No. ERO–1

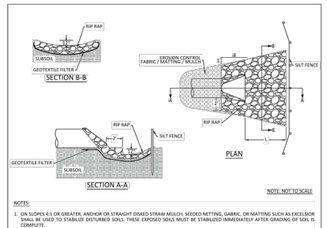


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: INLET PROTECTION | CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, FABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58' SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	(FT.)	RIP RAP FABRIC (SY)	MIN. RIP RAP DEPTH (CU. YD)
12	8	19.6	6.5
15	9	20.8	6.9
18	10	22.1	7.4
21	10	23.5	7.8
24	11	24.7	8.2
30	13	27.4	9.1
36	14	29.8	9.9
42	15	32.5	10.8
48	16	35.2	11.7

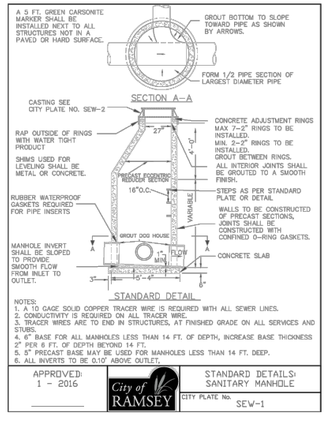
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	(FT.)	RIP RAP FABRIC (SY)	MIN. RIP RAP DEPTH (CU. YD)
18	10	20.8	6.9
24	12	23.2	7.7
30	13	25.5	8.5
36	14	27.9	9.3
42	15	30.3	10.1
48	16	32.7	10.9
54	18	37.5	12.5
60	20	42.2	14.1

APPROVED: 9 – 2016 | City of RAMSEY | STANDARD DETAILS: RIP–RAP | CITY PLATE No. ERO–3

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

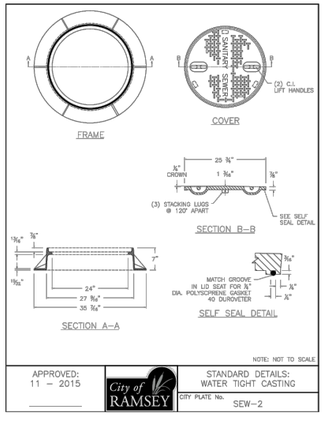
APPROVED: 7 – 2019 | City of RAMSEY | STANDARD DETAILS: TOPSOIL REQUIREMENTS | CITY PLATE No. ERO–6

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 8 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET.

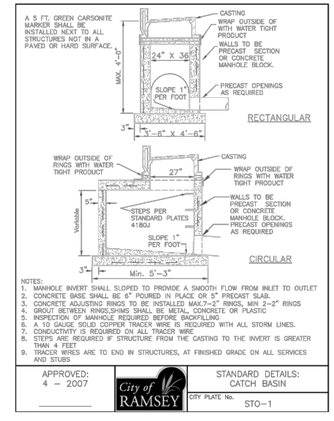
APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: SANITARY MANHOLE | CITY PLATE No. SEW–1



NOTE: NOT TO SCALE

APPROVED: 11 – 2015 | City of RAMSEY | STANDARD DETAILS: WATER TIGHT CASTING | CITY PLATE No. SEW–2

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.

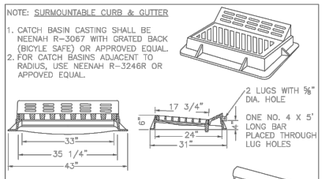


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,&SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007 | City of RAMSEY | STANDARD DETAILS: CATCH BASIN | CITY PLATE No. STO–1

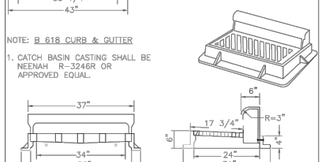
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.



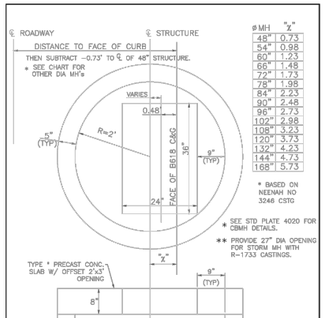
NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL.



STANDARD CATCHBASIN CASTING

APPROVED: 7 – 2016 | City of RAMSEY | STANDARD DETAILS: STORMWATER CASTING | CITY PLATE No. STO–4



Ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

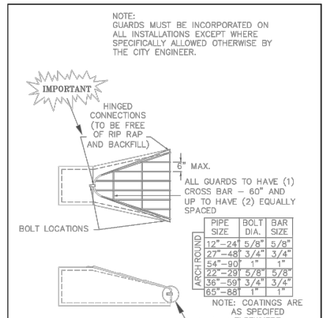
* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

APPROVED: 4 – 2005 | City of RAMSEY | STANDARD DETAILS: SLAB TOP MANHOLE COVER | CITY PLATE No. STO–5

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



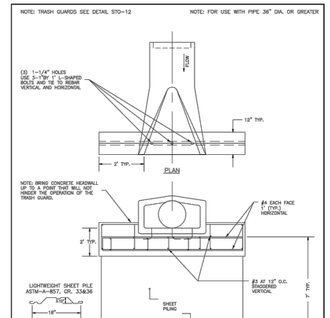
PIPE SIZE	BOLT DIA.	BAR SIZE
12"–24"	5/8"	5/8"
27"–48"	3/4"	3/4"
54"–90"	1"	1"
22"–29"	5/8"	5/8"
36"–59"	3/4"	3/4"
65"–88"	1"	1"

ARCH/OVAL/ROUND

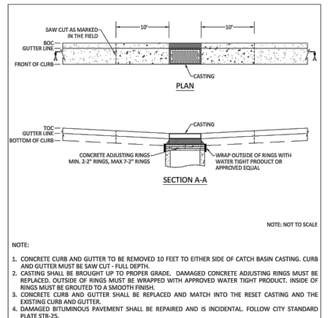
APPROVED: 2 – 2006 | City of RAMSEY | STANDARD DETAILS: TRASH GUARD | CITY PLATE No. STO–8

NOTE: TRASH GUARDS SEE DETAIL STO–12

NOTE: FOR USE WITH PIPE 36" DIA. OR GREATER



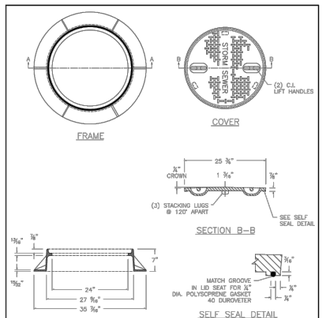
APPROVED: 9 – 2016 | City of RAMSEY | STANDARD DETAILS: STORM SEWER PILING & CONCRETE END SECTION | CITY PLATE No. STO–10



NOTE: NOT TO SCALE

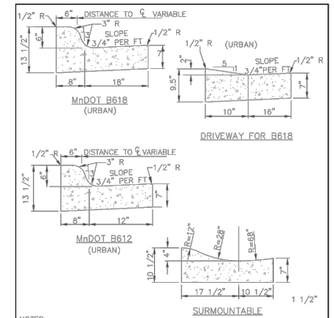
NOTE:
1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR–25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

APPROVED: 3 – 2017 | City of RAMSEY | STANDARD DETAILS: RESET CATCH BASIN CASTING | CITY PLATE No. STO–13



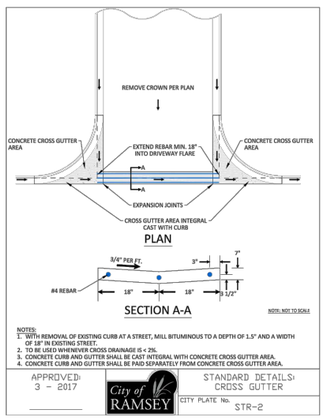
NOTE: NOT TO SCALE

APPROVED: 2 – 2019 | City of RAMSEY | STANDARD DETAILS: WATER TIGHT CASTING | CITY PLATE No. STO–14



NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

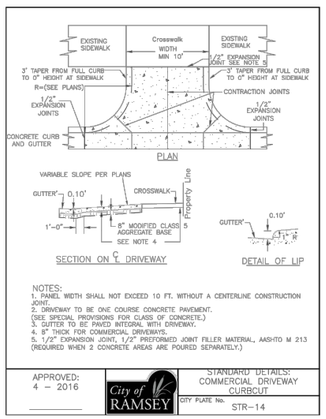
APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: CURB AND GUTTER | CITY PLATE No. STR–1



NOTE: NOT TO SCALE

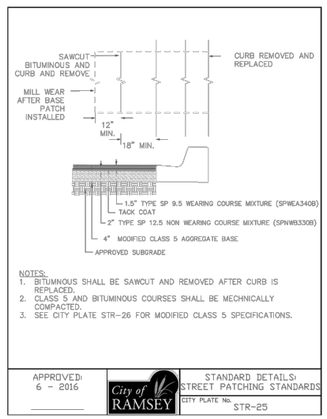
NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 – 2017 | City of RAMSEY | STANDARD DETAILS: CROSS GUTTER | CITY PLATE No. STR–2



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 – 2016 | City of RAMSEY | STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT | CITY PLATE No. STR–14



NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 6 – 2016 | City of RAMSEY | STANDARD DETAILS: STREET PATCHING STANDARDS | CITY PLATE No. STR–25

TABLE A

MODIFIED CLASS 5 SPECIFICATIONS

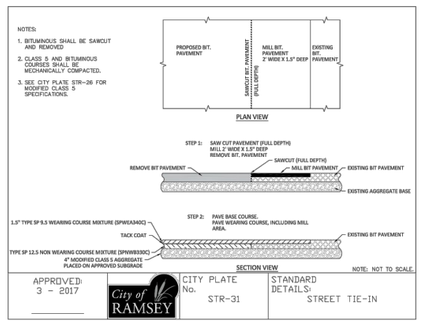
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 – 2003 | City of RAMSEY | STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS | CITY PLATE No. STR–26

NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS



NOTE: NOT TO SCALE

APPROVED: 3 – 2017 | City of RAMSEY | CITY PLATE No. STR–31 | STANDARD DETAILS: STREET TIE–IN

DATE	REVISION

Mar 09, 2021 – 10:35am
G:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawing\21-03 Title & Notes.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

DETAILS

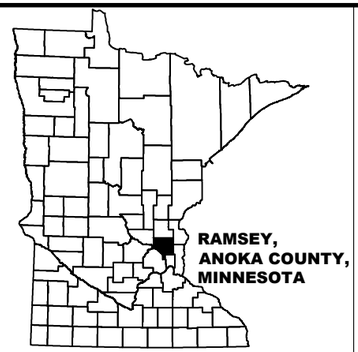
BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 26 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

BUSINESS PARK 95 STREET RECONSTRUCTIONS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include; Site Grading, Storm Sewer Construction, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization.

Project Description:

This project consists of reconstruction of 1.20 miles of existing bituminous streets, using full-depth reclamation, replacing bituminous street to the existing grade, spot concrete curb and gutter replacement, and extending McKinley Street 250 lineal feet with concrete curb and gutter and bituminous pavement. The drainage for the existing streets uses concrete curb and gutter to direct flow into storm water catch basins located at low points. Storm water pipes collect the runoff to 3 regional ponds. Minor improvements will be made to existing storm water catch basins, including re-setting structures which have settled. There is no change to the outfall location of the storm water runoff.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	JOE FERIANCEK, PE	763-433-9893
CONTRACTOR:			
STIE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, Individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:
The following documentation will be retained for a period of not less than 3-years form the date of submittal of the NOT.

1. The final SWPPP.
2. Copies of all stormwater related permits required for the project.
3. Records of all inspection and maintenance conducted during construction.
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
5. All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:

1. Furnish & Install perimeter sediment control and inlet protection.
2. Reclamation of existing bituminous pavement.
3. Rough grade site.
4. Furnish & install bituminous pavement.
5. Add additional temporary BMP's as necessary during construction based on inspection reports.
6. Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:
The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:

1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;

a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.

2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:
The permittee(s) shall implement the following pollution prevention management measures on the site:

1. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
2. Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
3. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:
All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site.
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:
Recieving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
MISSISSIPPI RIVER	RIVER	YES	YES	YES
IMPAIRMENTS: DO; FISHESBIO; INVERTBIO				

PROJECT AREAS:

Total project size (disturbed area) =	6.38	acres
Existing area of impervious surface =	5.72	acres
Post construction area of impervious surface =	6.12	acres
New impervious surface area created =	0.40	acres

Planned construction start date: June 2021
Planned construction completion date: September 2021

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 35 Latitude: 45.223416 Longitude: -93.424515

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

a. Wet Sedimentation Pond
b. Infiltration / Filtration
c. Regional Pond
d. Permanent Stormwater Management Not Required

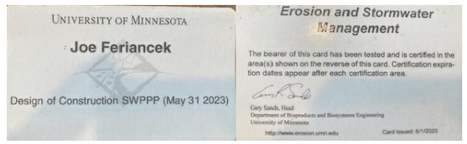
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 08 - 09
FINAL STABILIZATION	SHEETS No. 18 - 25
STORM SEWER TABULATION	SHEETS No. 18 - 25
EROSION AND SEDIMENT CONTROL DETAILS	SHEETS No. 05

EROSION AND SEDIMENT CONTROL QUANTITIES:

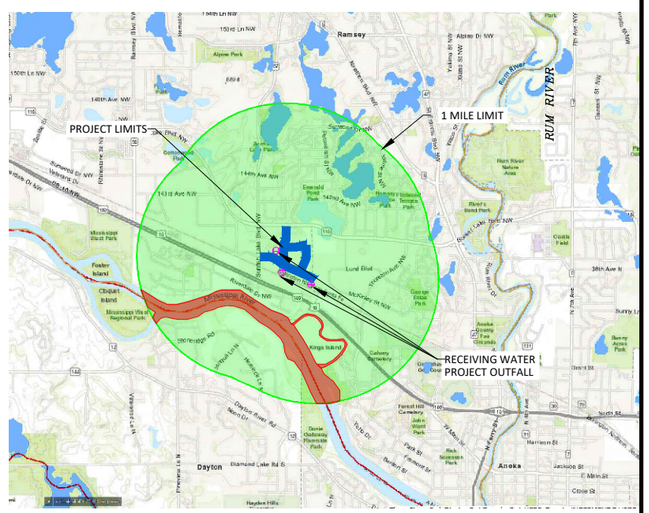
DESCRIPTION	QUANTITY
SILT FENCE TYPE MS	600 LF
STORM DRAIN INLET PROTECTION	27 EA.
RIP RAP	33 CY
SODDING TYPE LAWN	1256 SY

CERTIFICATION:



LEGEND

PROJECT LIMITS
1 MILE LIMIT
RECEIVING WATER
IMPAIRED WATER



DATE	REVISION

Mar 26, 2021 - 10:44am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 06 OF 26 SHEETS

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Reclaim existing bituminous pavement and base.
6. Scarify, grade and compact 1' below reclaim section.
7. Re-install reclamation material as necessary, grade and compact reclamation material.
8. Furnish & install base course of bituminous pavement
9. Complete concrete curb and gutter repairs, install restoration per plan.
10. Furnish & install wear course of bituminous pavement.
11. Remove erosion control after vegetation is established.

ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES:

1. All slopes to be 1:4 unless approved by the city engineer.
2. Below grade structures shall be protected and meet drainage requirements per the city engineer.
3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday.
4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166.
5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met.
6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements.
7. Site is not in karst area or pollution or remediation site.
8. Silt fence to be installed downhill from any grading activity.
9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer.
10. Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph.
11. Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements.
12. Hazardous materials shall be stored properly to prevent spills and vandalism.
13. No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site.
14. Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements.

EROSION PREVENTION PRACTICES:

1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased.
   These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water.
3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.
4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 2 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification.
6. Refer to restoration plan for areas to be seeded or sodded for erosion control.

DEWATERING AND BASIN DRAINING:

1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids.
2. All water from dewatering or basin draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

SEDIMENT CONTROL PRACTICES:

1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
   a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions.
   b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices.
   c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete.
4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized.
5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches.
6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence.
7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street.
8. The permittee must install temporary sedimentation basins as required.

INSPECTIONS AND MAINTENANCE:

1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:

a. Date and time of inspections;
b. Name of persons conducting inspections;
c. Accurate findings of inspections, including the specific location where corrective actions are needed;
d. Corrective actions taken (including dates, times, and party completing maintenance activities);
e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s);
g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.

3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:

a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ⅓ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required.
   e.The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
e. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

Mar 09, 2021 - 10:46am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

0 100 200 300
SCALE (FEET)

N

BUNKER LAKE BOULEVARD (CSAH 116)

UNITAS STREET

RADIUM STREET

MCKINLEY STREET

140TH AVENUE

INLET PROTECTION

INLET PROTECTION (2)

INLET PROTECTION (3)

RANDOM RIP RAP CLASS III (12 CY)
SILT FENCE (32 LF)

SILT FENCE ALT A, SEE SHEET 09

PID 353225220020

PID 353225210027

PID 353225220029

PID 353225220026

PID 353225240019

PID 353225240013

PID 353225240005

6100 6150 6151 6190 6191 6180 6211 6220 6230 6231 6221 6250 6251 6390 6531 6631 6191 6190

13981 13911 13931 13915 13915 13900 13900

14000 14141 14155

LEGEND

- INLET PROTECTION
- SILT FENCE
- RANDOM RIP RAP

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
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CHECKED BY:	BRW	FILE: 21-03

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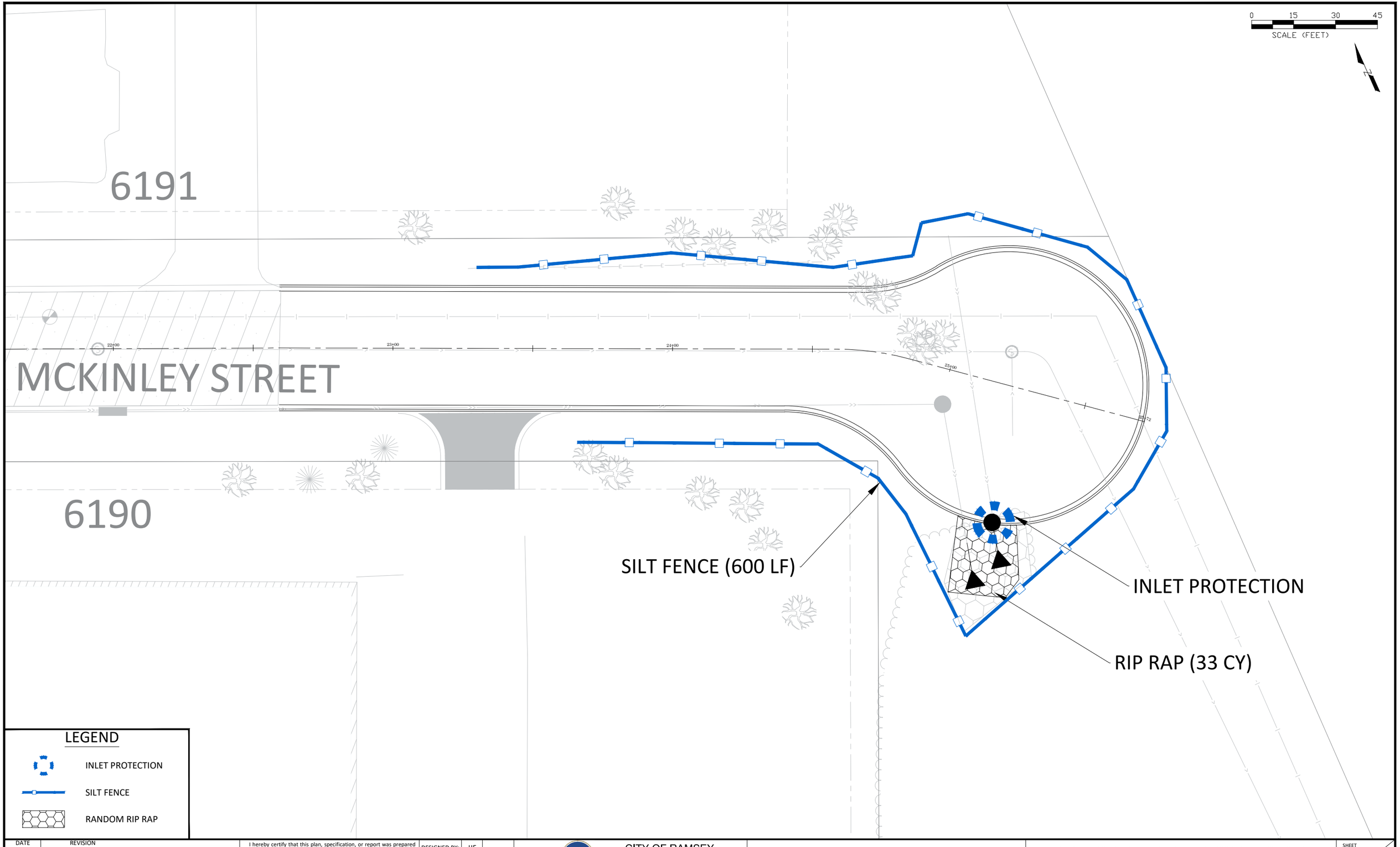
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EROSION CONTROL

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 08 OF 26 SHEETS



DATE	REVISION

Mar 09, 2021 - 10:56am
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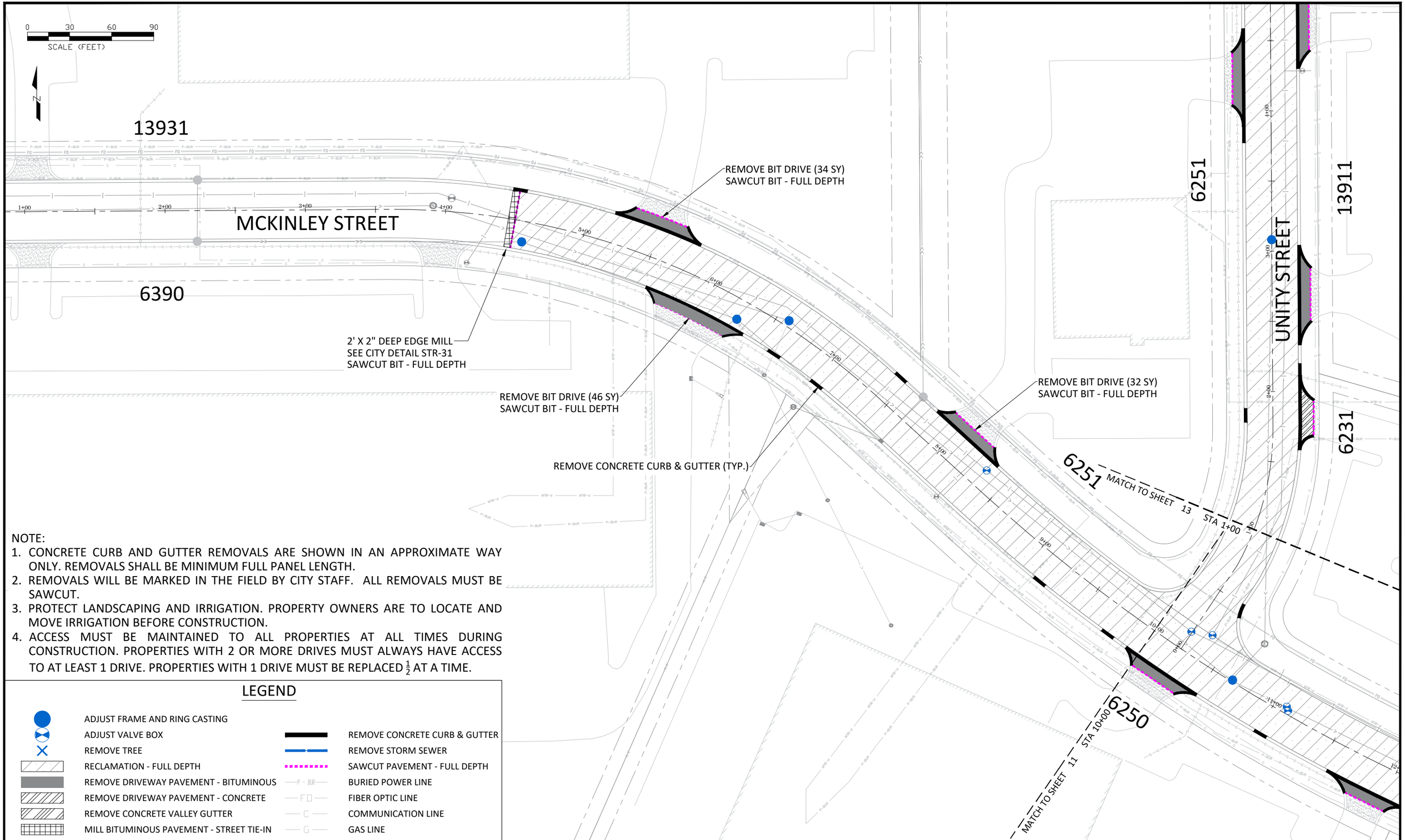
JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

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EROSION CONTROL - ALT A MCKINLEY STREET CDS EXTENSION

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA



NOTE:

1. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY. REMOVALS SHALL BE MINIMUM FULL PANEL LENGTH.
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LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- REMOVE TREE
- RECLAMATION - FULL DEPTH
- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
- REMOVE DRIVEWAY PAVEMENT - CONCRETE
- REMOVE CONCRETE VALLEY GUTTER
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- REMOVE CONCRETE CURB & GUTTER
- REMOVE STORM SEWER
- SAWCUT PAVEMENT - FULL DEPTH
- BURIED POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE

DATE	REVISION

Mar 09, 2021 - 11:21am
G:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawing\21-03 Existing Conditions & Removals.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

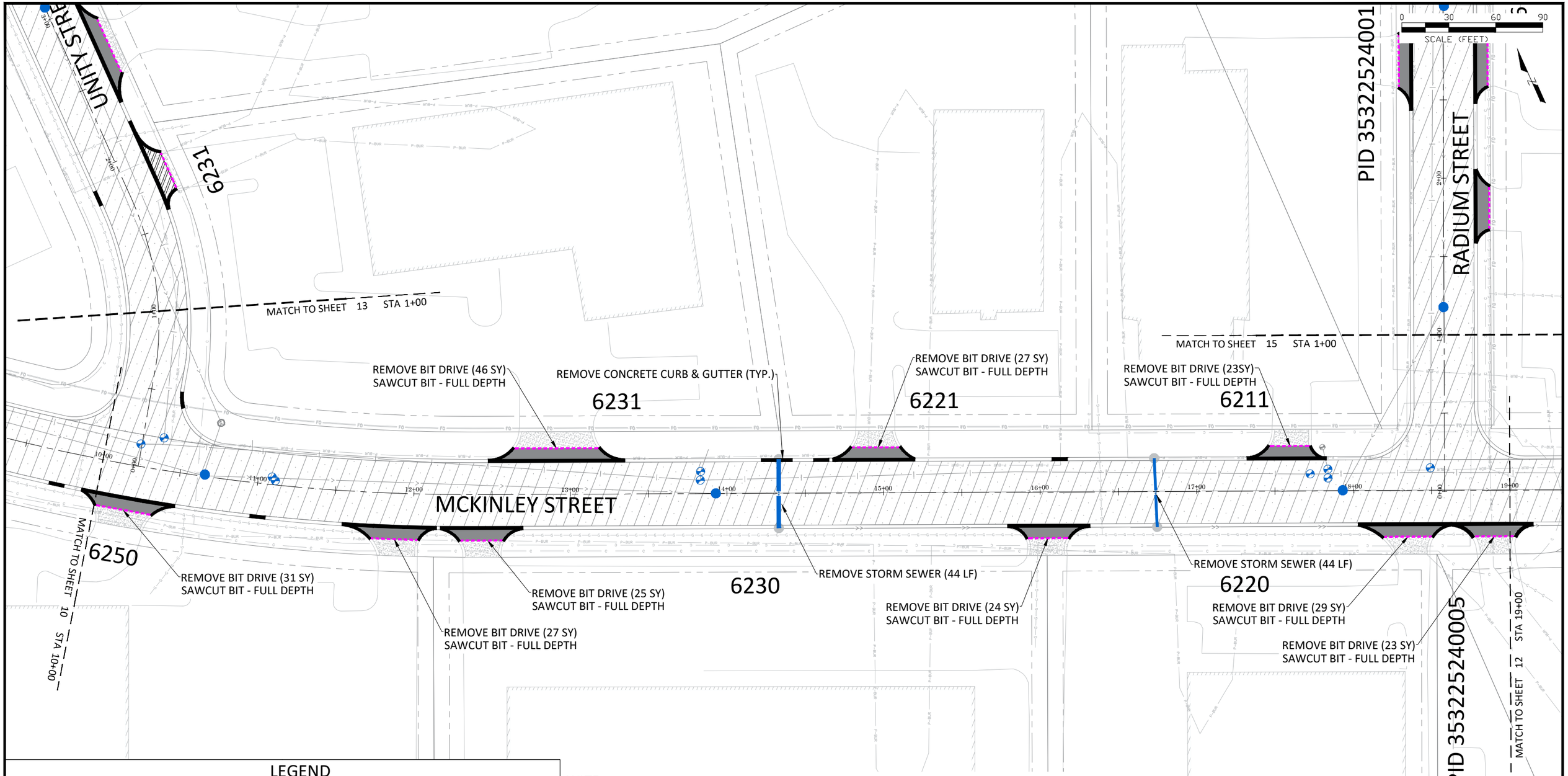
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS
MCKINLEY STA. 0+00 TO 10+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 26 SHEETS



LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- REMOVE TREE
- RECLAMATION - FULL DEPTH
- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
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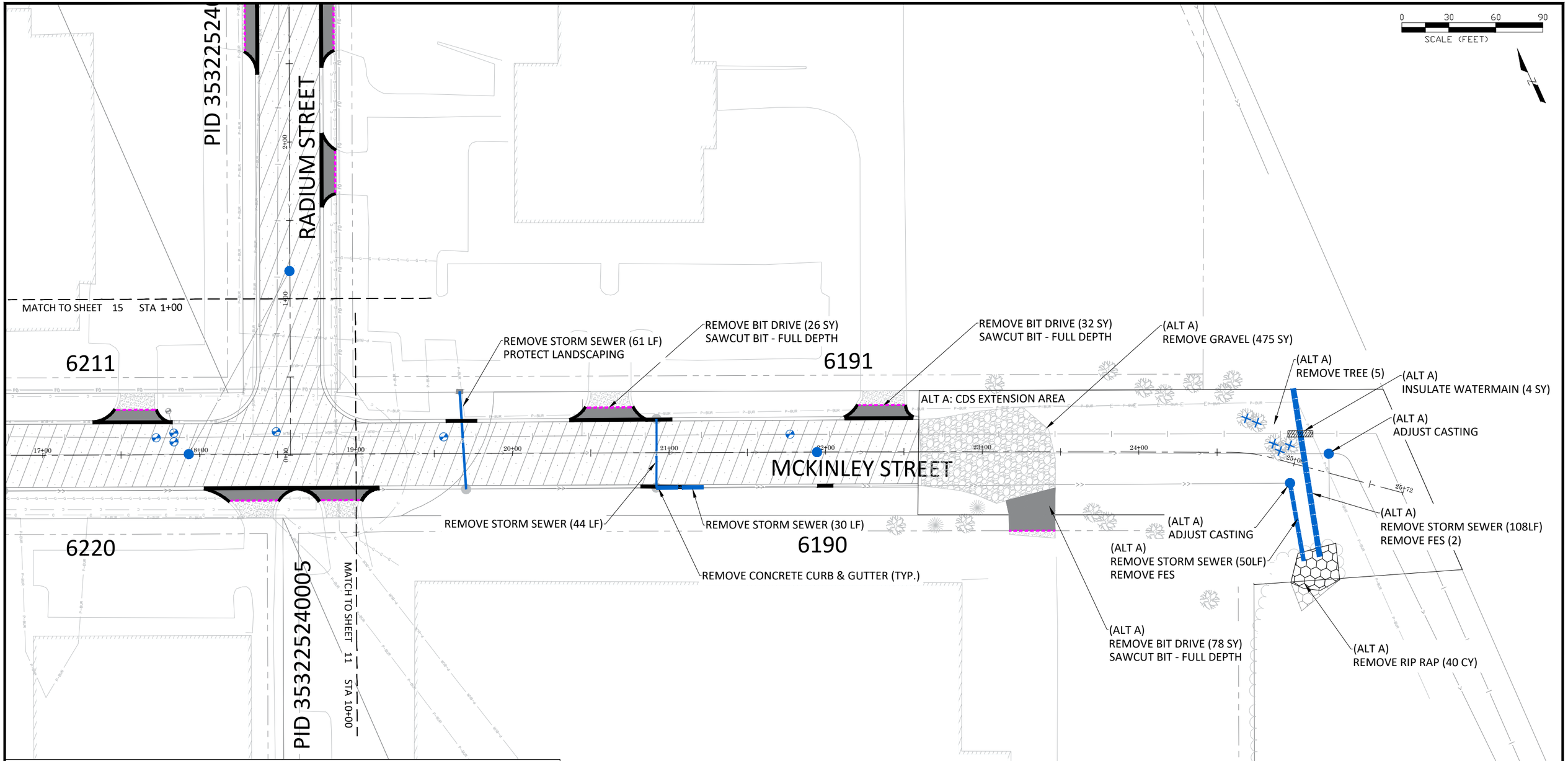
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS
MCKINLEY STA. 10+00 TO 19+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 26 SHEETS

Mar 09, 2021 - 11:23am
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LEGEND

- ADJUST FRAME AND RING CASTING
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- REMOVE TREE
- RECLAMATION - FULL DEPTH
- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
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DATE	REVISION

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JOE FERIANCEK, P.E.
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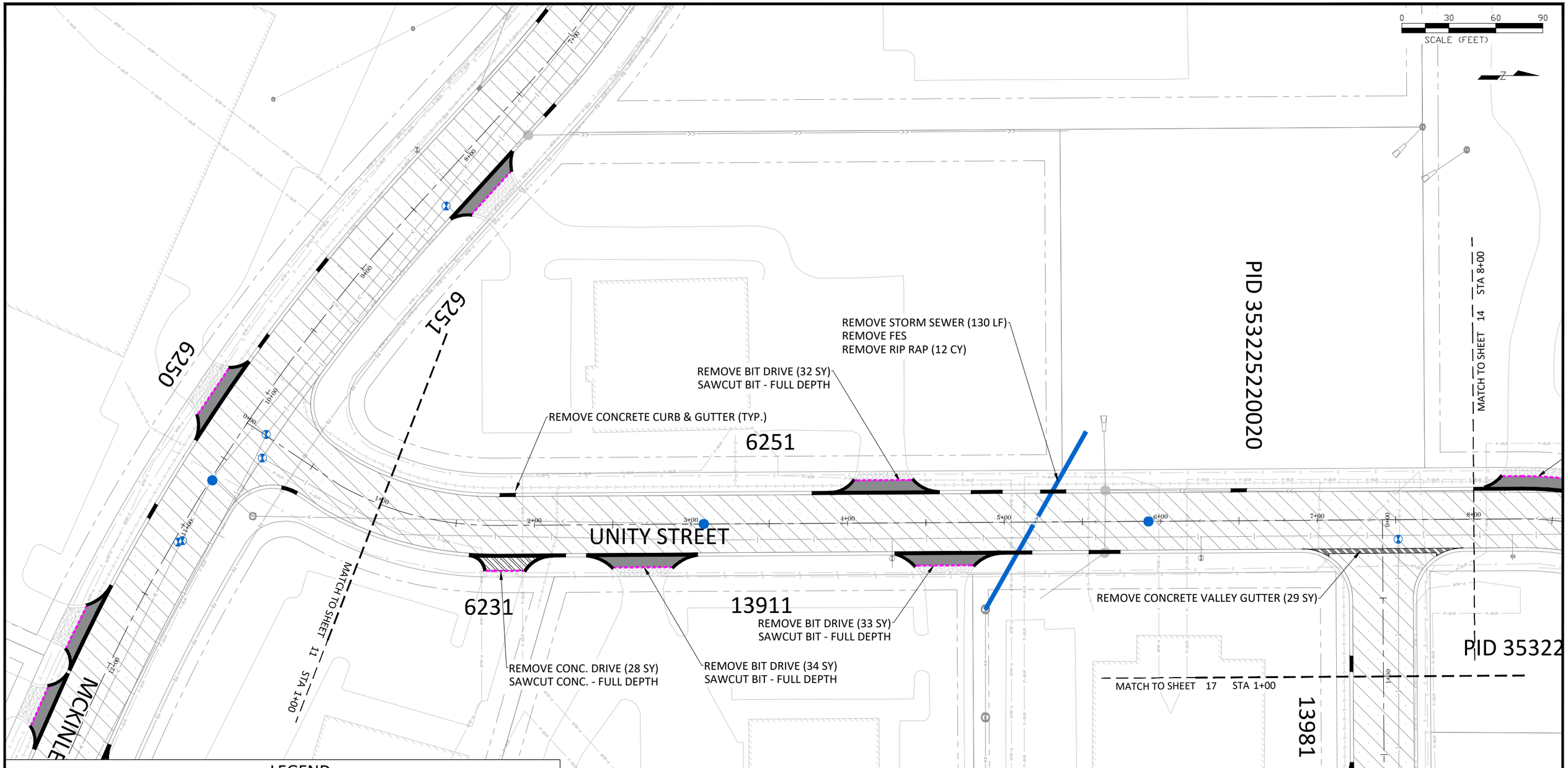
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS
MCKINLEY STA. 19+00 TO CDS

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 26 SHEETS



LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- REMOVE TREE
- RECLAMATION - FULL DEPTH
- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
- REMOVE DRIVEWAY PAVEMENT - CONCRETE
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DATE	REVISION

Mar 09, 2021 - 11:27am
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Joe Feriancek

JOE FERIANCEK, P.E.

Date 3/9/21 Lic. No. 57095

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DRAWN BY:	JJF	DATE:	3/9/21
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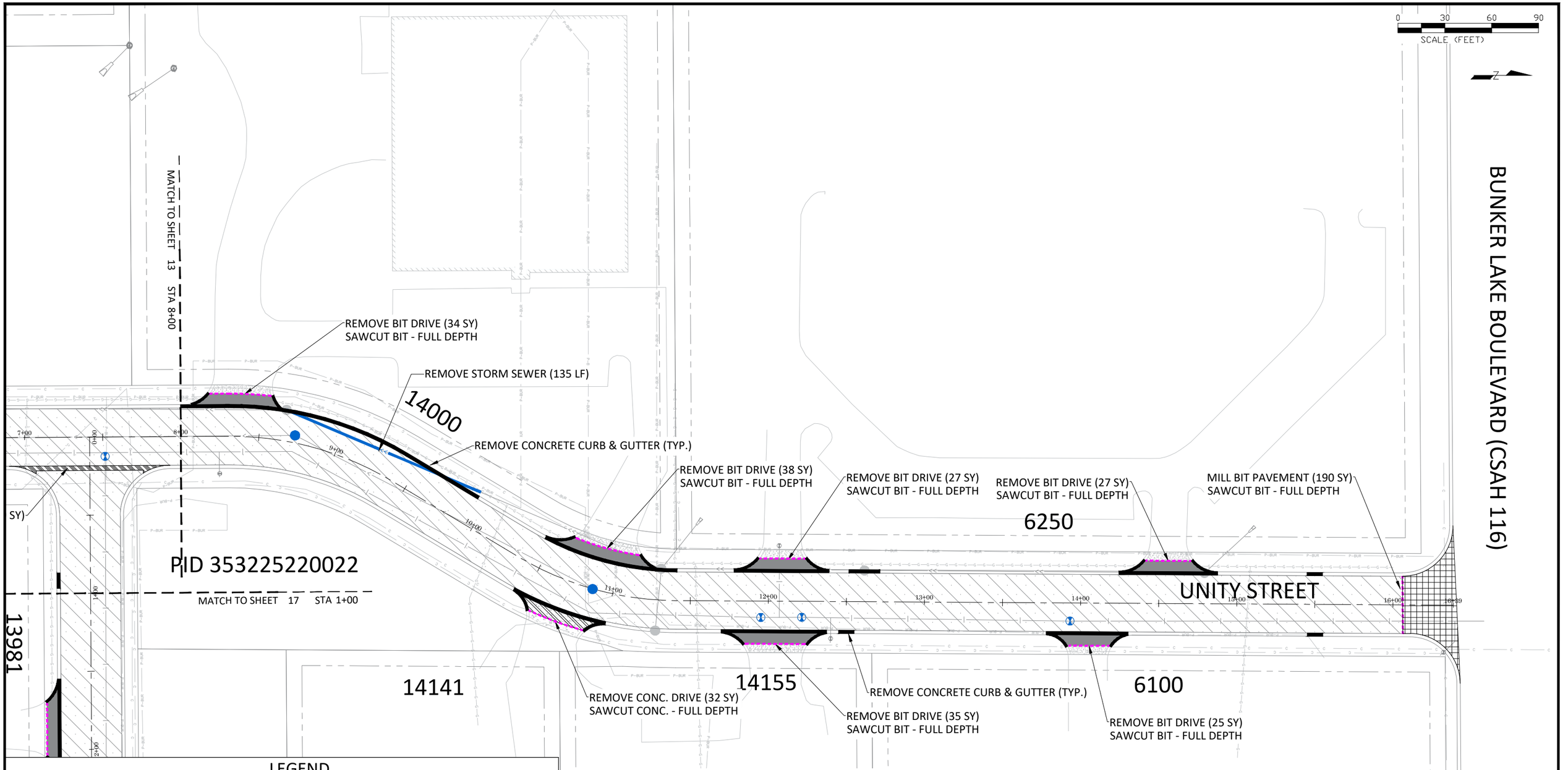
City of RAMSEY

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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS
UNITY STA. 0+00 TO 8+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 26 SHEETS



LEGEND

- ADJUST FRAME AND RING CASTING
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- REMOVE TREE
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- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
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DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS
UNITY 8+00 TO B.L. BLVD

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 26 SHEETS

Mar 09, 2021 - 11:28am
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LEGEND

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0 30 60 90
SCALE (FEET)

PID 353225240023

PID 35

MATCH TO SHEET 12

STA 10+00

PID 353225240013

RADIUM STREET

REMOVE BIT DRIVE (29 SY)
SAWCUT BIT - FULL DEPTH

REMOVE BIT DRIVE (26 SY)
SAWCUT BIT - FULL DEPTH

REMOVE BIT DRIVE (29 SY)
SAWCUT BIT - FULL DEPTH

6191

REMOVE CONCRETE CURB & GUTTER (TYP.)

REMOVE STORM SEWER (43 LF)

REMOVE BIT DRIVE (21 SY)
SAWCUT BIT - FULL DEPTH

13900

REMOVE BIT DRIVE (38 SY)
SAWCUT BIT - FULL DEPTH

REMOVE CONC. DRIVE (28 SY)
SAWCUT CONC. - FULL DEPTH

13900

13

REN

RADIUM STREET

REMOVE STORM SEWER (43 LF)

REMOVE BIT DRIVE (23 SY)
SAWCUT BIT - FULL DEPTH

PID 3532252

MATCH TO SHEET 16 STA 9+00

DATE	REVISION

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Date 3/9/21 Lic. No. 57095

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DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

Mar 09, 2021 – 11:29am
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City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS & REMOVALS
RADIUM STA. 0+00 TO 9+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

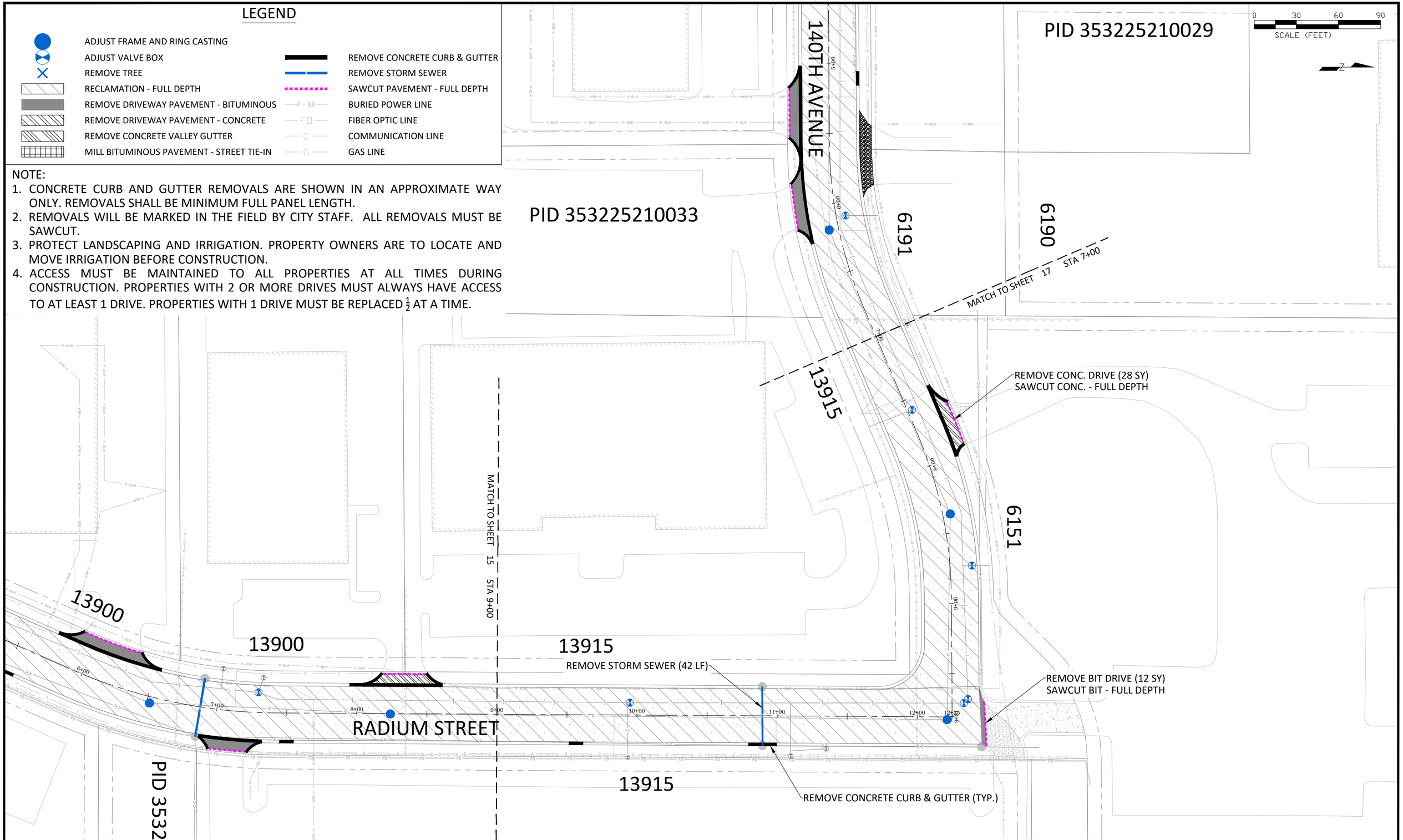
SHEET 15 OF 26 SHEETS

LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- REMOVE TREE
- RECLAMATION - FULL DEPTH
- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
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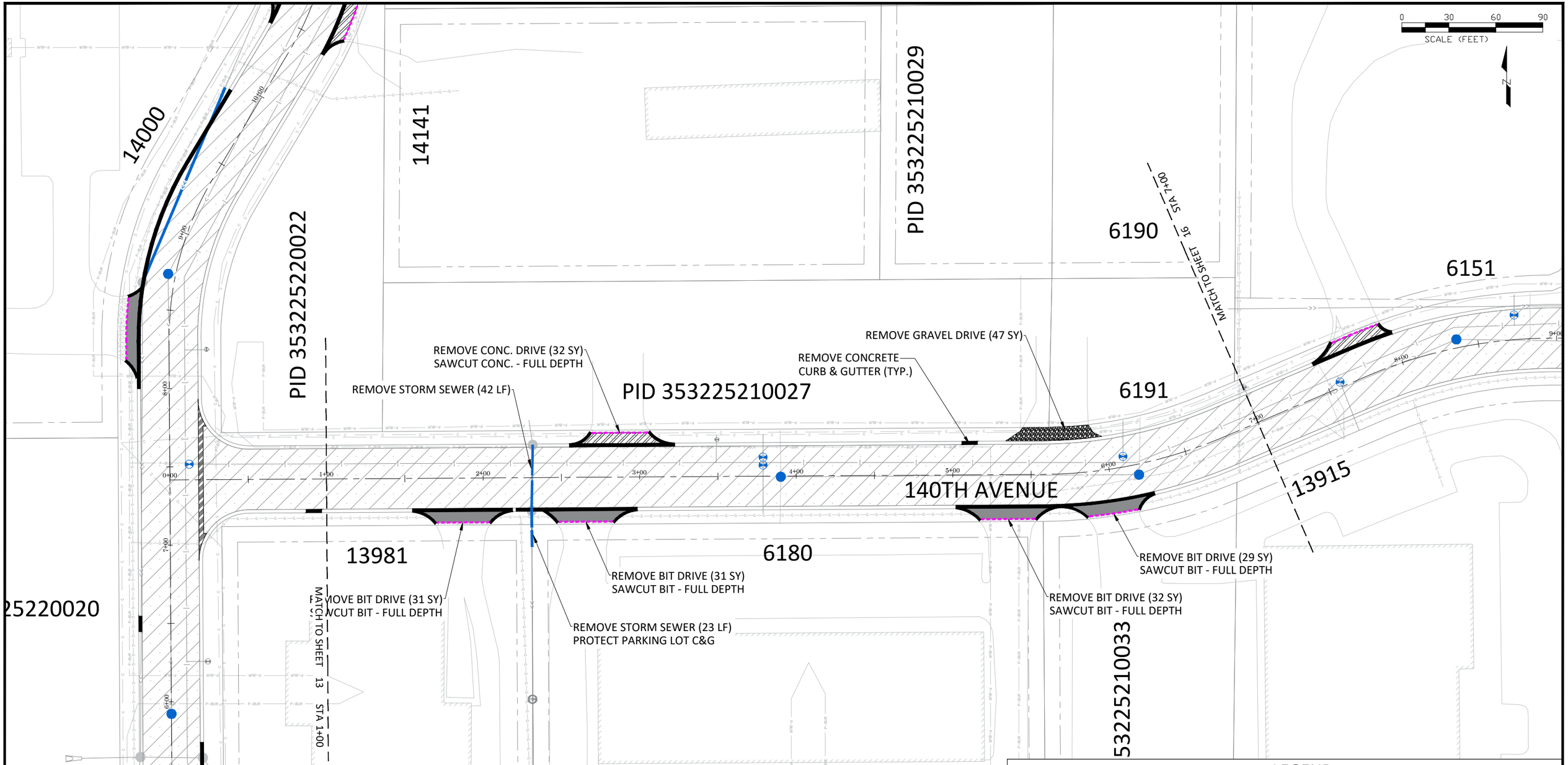
CITY OF RAMSEY
7550 SUNWOOD DRIVE
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EXISTING CONDITIONS & REMOVALS
RADIUM STA. 9+00 TO 140TH 7+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 26 SHEETS

Mar 09, 2021 - 11:32am
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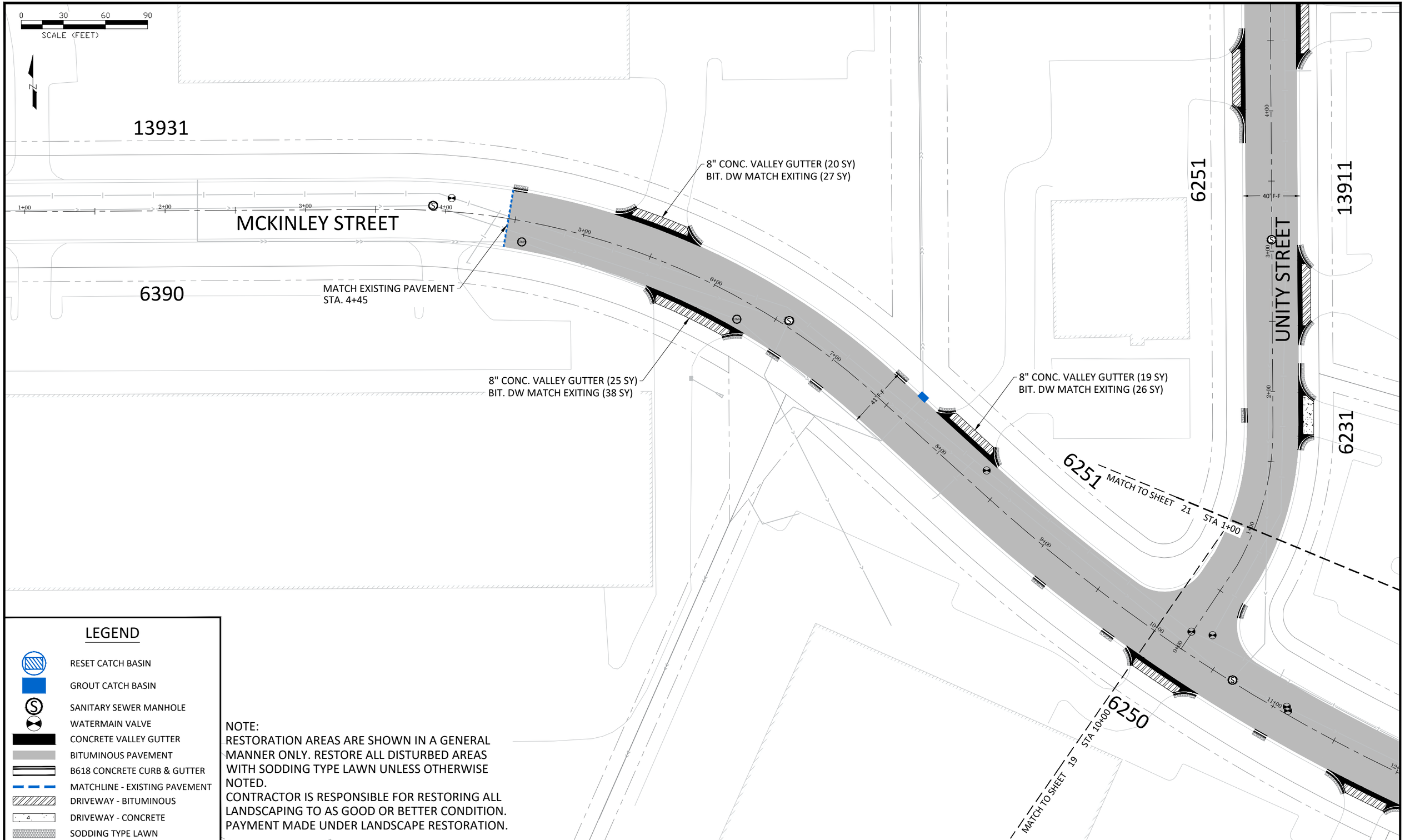
City of RAMSEY
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EXISTING CONDITIONS & REMOVALS
140TH STA. 0+00 TO 7+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 26 SHEETS

Mar 09, 2021 - 11:35am
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LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
- B618 CONCRETE CURB & GUTTER
- MATCHLINE - EXISTING PAVEMENT
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - CONCRETE
- SODDING TYPE LAWN

NOTE:
RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY. RESTORE ALL DISTURBED AREAS WITH SODDING TYPE LAWN UNLESS OTHERWISE NOTED.
CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.

DATE	REVISION

Mar 09, 2021 - 11:52am
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JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

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City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET IMPROVEMENTS
MCKINLEY STA. 0+00 TO 10+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 26 SHEETS

UNITY STREET

RADIUM STREET

PID 353225240016

PID 353225240005

MCKINLEY STREET

6231

6221

6211

6250

6230

6220

MATCH TO SHEET 21 STA 1+00

MATCH TO SHEET 23 STA 1+00

MATCH TO SHEET 18 STA 10+00

MATCH TO SHEET 20 STA 19+00

8" CONC. VALLEY GUTTER (26 SY)
BIT. DW MATCH EXITING (38 SY)

CONNECT TO EXISTING STORM CB
INV S. 856.78 (FIELD VERIFY)

8" CONC. VALLEY GUTTER (17 SY)
BIT. DW MATCH EXITING (22 SY)

8" CONC. VALLEY GUTTER (15 SY)
BIT. DW MATCH EXITING (18 SY)

CONNECT TO EXISTING STORM CBMH
INV S. 858.52 (FIELD VERIFY)

CONNECT TO EXISTING STORM CBMH
INV N. 856.52 (FIELD VERIFY)

44' - 30" RCP @ 0.59%

44' - 18" RCP @ 0.55%

8" CONC. VALLEY GUTTER (19 SY)
BIT. DW MATCH EXITING (25 SY)

8" CONC. VALLEY GUTTER (18 SY)
BIT. DW MATCH EXITING (22 SY)

8" CONC. VALLEY GUTTER (16 SY)
BIT. DW MATCH EXITING (19 SY)

8" CONC. VALLEY GUTTER (15 SY)
BIT. DW MATCH EXITING (18 SY)

CONNECT TO EXISTING STORM CBMH
INV N. 858.28 (FIELD VERIFY)

8" CONC. VALLEY GUTTER (18 SY)
BIT. DW MATCH EXITING (23 SY)

8" CONC. VALLEY GUTTER (15 SY)
BIT. DW MATCH EXITING (18 SY)

42' F-F

43' F-F

LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
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0 30 60 90
SCALE (FEET)

DATE	REVISION

Mar 09, 2021 - 2:08pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET IMPROVEMENTS
MCKINLEY STA. 10+00 TO 19+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

0 30 60 90
SCALE (FEET)

PID 353225240

RADIUM STREET

42' F-F

MATCH TO SHEET 23 STA 1+00

6211

6220

CONNECT TO EXISTING STORM CB
INV S. 15" RCP 858.49 (FIELD VERIFY)
PROTECT LANDSCAPING

8" CONC. VALLEY GUTTER (16 SY)
BIT. DW MATCH EXITING (20 SY)

CONNECT TO EXISTING STORM CB
INV S. 857.60 (FIELD VERIFY)

63' - 15" RCP @ 1.01%

30' - 30" RCP @ 0.12%

44' - 12" RCP @ 1.00%

43' F-F

MCKINLEY STREET

17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00

CONNECT TO EXISTING STORM CBMH
INV E. 30" HDPE 855.50 (FIELD VERIFY)
INV N. 15" RCP 857.86 (FIELD VERIFY)

CONNECT TO EXISTING STORM CBMH
INV N. 857.16 (FIELD VERIFY)

6190

6191

8" CONC. VALLEY GUTTER (17 SY)
BIT. DW MATCH EXITING (22 SY)

ALT A PROJECT LIMITS

ALT A:
B 618 CURB & GUTTER (44' B-B WIDTH) (633 LF)

ALT A:
SODDING TYPE LAWN (710 SY)

FES 102
STA 24+87.10 46.2L
INV. S (CBMH 101) 855.00

R - 50'

104' - 42" RCP @ 0.96%

R - 50'

CBMH 101 60"
STA 25+28.64 48.9R
RIM 859.50
BUILD 8.50
INV. S (FES 100) 854.00
INV. N (FES 102) 854.00

R - 50'

ALT A: CONNECT TO EXISTING
STORM SEWER INV. 855.54
(FIELD VERIFY)

57' - 30" RCP @ 4.49%

15' - 42" RCP @ 6.86%

FES 200
STA 25+24.44 63.9R
INV. N () 853.00

FES 100
STA 25+35.49 61.7R
INV. N (CBMH 101) 853.00

ALT A:
8" CONC. VALLEY GUTTER (17 SY)
BIT. DW MATCH EXITING (81 SY)

NOTE:
TIE STORM SEWER PIPE

PID 353225240005

MATCH TO SHEET 19 STA 10+00

LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
- B618 CONCRETE CURB & GUTTER
- MATCHLINE - EXISTING PAVEMENT
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - CONCRETE
- SODDING TYPE LAWN

NOTE:
RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY. RESTORE ALL DISTURBED AREAS WITH SODDING TYPE LAWN UNLESS OTHERWISE NOTED.
CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.

DATE	REVISION

Mar 09, 2021 – 2:10pm
I:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawings\21-03 Street & Storm.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

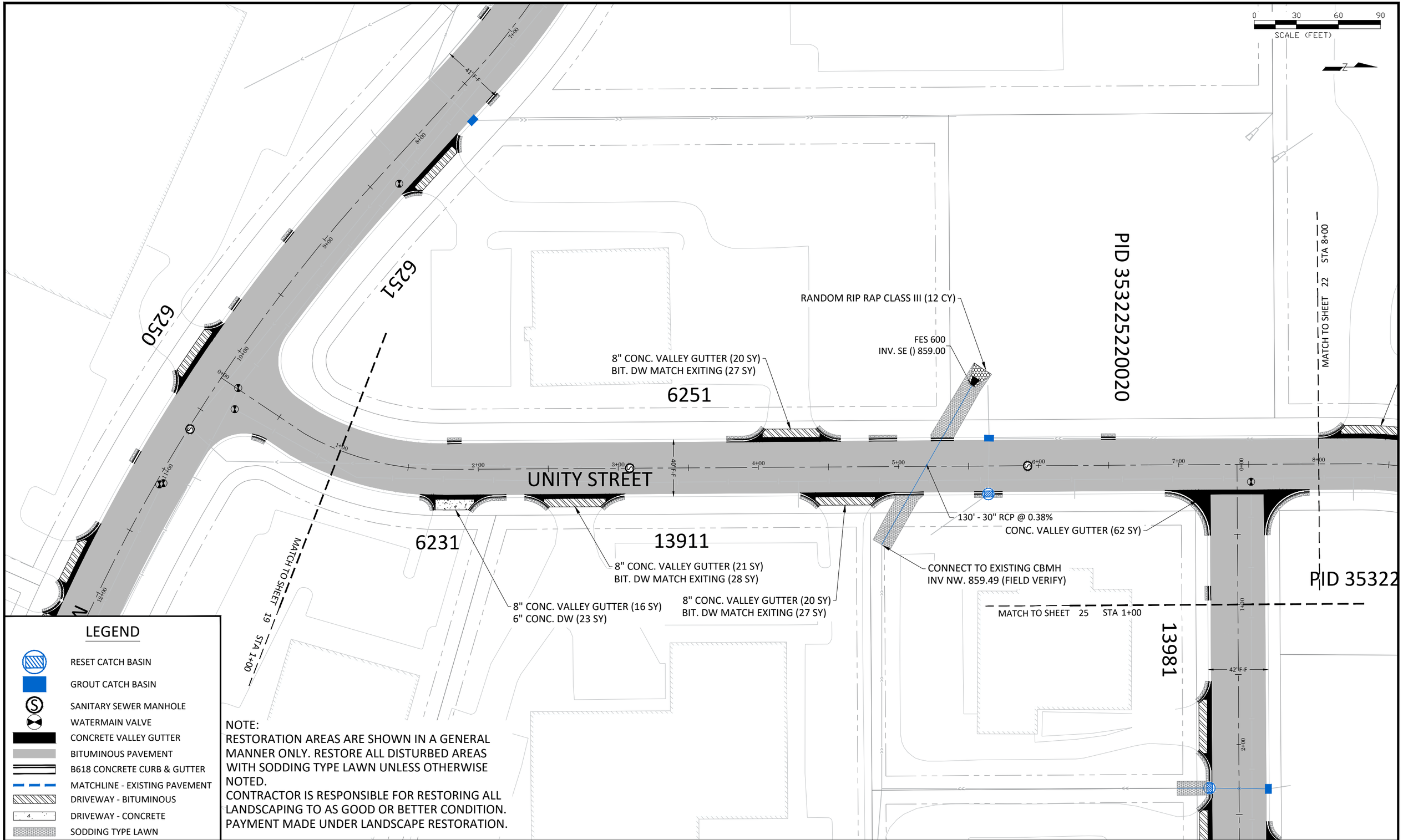
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET IMPROVEMENTS
MCKINLEY STA. 19+00 TO CDS

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 20 OF 26 SHEETS



LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
- B618 CONCRETE CURB & GUTTER
- MATCHLINE - EXISTING PAVEMENT
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - CONCRETE
- SODDING TYPE LAWN

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DATE	REVISION

Mar 09, 2021 - 2:10pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawing\21-03 Street & Storm.dwg

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JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET IMPROVEMENTS
UNITY STA. 0+00 TO 8+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

0 30 60 90
SCALE (FEET)

N

BUNKER LAKE BOULEVARD (CSAH 116)

MATCH TO SHEET 21 STA 8+00

PID 353225220022

MATCH TO SHEET 25 STA 1+00

8" CONC. VALLEY GUTTER (20 SY)
BIT. DW MATCH EXITING (27 SY)

CONNECT TO EXISTING STORM CBMH
INV 863.72 (FIELD VERIFY)

135' - 18" RCP @ 2.02%

14000

CONNECT TO EXISTING STORM SEWER

8" CONC. VALLEY GUTTER (23 SY)
BIT. DW MATCH EXITING (32 SY)

8" CONC. VALLEY GUTTER (18 SY)
BIT. DW MATCH EXITING (22 SY)

6250

8" CONC. VALLEY GUTTER (18 SY)
BIT. DW MATCH EXITING (22 SY)

7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 16+39

40' F-F

42' F-F

UNITY STREET

13981

14141

14155

6100

8" CONC. VALLEY GUTTER (19 SY)
6" CONC. DW (26 SY)

8" CONC. VALLEY GUTTER (21 SY)
BIT. DW MATCH EXITING (28 SY)

8" CONC. VALLEY GUTTER (16 SY)
BIT. DW MATCH EXITING (19 SY)

MATCH EXISTING PAVEMENT

LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
- B618 CONCRETE CURB & GUTTER
- MATCHLINE - EXISTING PAVEMENT
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - CONCRETE
- SODDING TYPE LAWN

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DATE	REVISION

Mar 10, 2021 - 5:10pm
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JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET IMPROVEMENTS
UNITY STA. 8+00 TO B.L. BLVD

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 22 OF 26 SHEETS

0 30 60 90
SCALE (FEET)

N

6220

6211

MATCH TO SHEET 20 STA 1+00

0005

PID 353225240023

PID 35

PID 353225240013

RADIUM STREET

8" CONC. VALLEY GUTTER (18 SY)
BIT. DW MATCH EXITING (23 SY)

CONNECT TO EXISTING STORM CBMH
INV 857.30 (FIELD VERIFY)

8" CONC. VALLEY GUTTER (16 SY)
BIT. DW MATCH EXITING (21 SY)

8" CONC. VALLEY GUTTER (14 SY)
BIT. DW MATCH EXITING (16 SY)

8" CONC. VALLEY GUTTER (23 SY)
BIT. DW MATCH EXITING (31 SY)

8" CONC. VALLEY GUTTER (17 SY)
6" CONC. DW (22 SY)

6191

42' - 12" RCP @ 0.93%

13900

CONNECT TO EXISTING STORM CBMH
INV 858.74 (FIELD VERIFY)

13900

13

MATCH TO SHEET 24 STA 9+00

8" CONC. VALLEY GUTTER (18 SY)
BIT. DW MATCH EXITING (23 SY)

CONNECT TO EXISTING STORM CBMH
INV 856.91 (FIELD VERIFY)

42' - 12" RCP @ 0.93%

RADIUM STREET

CONNECT TO EXISTING STORM CBMH
INV 858.35 (FIELD VERIFY)

PID 3532252

8" CONC. VALLEY GUTTER (15 SY)
BIT. DW MATCH EXITING (18 SY)

LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
- B618 CONCRETE CURB & GUTTER
- MATCHLINE - EXISTING PAVEMENT
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - CONCRETE
- SODDING TYPE LAWN

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DATE	REVISION

Mar 09, 2021 - 2:16pm
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JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET IMPROVEMENTS
RADIUM STA. 0+00 TO 9+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 23 OF 26 SHEETS

LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
- B618 CONCRETE CURB & GUTTER
- MATCHLINE - EXISTING PAVEMENT
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - CONCRETE
- SODDING TYPE LAWN

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0 30 60 90
SCALE (FEET)

N

PID 353225240023

PID 353225210033

PID 353225210029

140TH AVENUE

6191

6190

6151

13915

13900

MATCH TO SHEET 25 STA 7+00

MATCH TO SHEET 23 STA 9+00

8" CONC. VALLEY GUTTER (17 SY)
BIT. DW MATCH EXITING (22 SY)

8" CONC. VALLEY GUTTER (14 SY)

CONNECT TO EXISTING STORM CBMH
INV S. 12" RCP 860.74 (FIELD VERIFY)

42' - 12" RCP @ 0.93%

CONNECT TO EXISTING STORM CBMH
INV N. 12" RCP 860.35 (FIELD VERIFY)

RADIUM STREET

6+00 7+00 8+00 9+00 10+00 11+00 12+00 12+35

42' F-F

PID 3532

DATE	REVISION

Mar 08, 2021 - 2:18pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawing\21-03 Street & Storm.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/9/21
CHECKED BY:	BRW	FILE:	21-03

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET IMPROVEMENTS
RADIUM 9+00 TO 140TH 7+00

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 24 OF 26 SHEETS

0 30 60 90
SCALE (FEET)

N

14000

14141

PID 353225210029

PID 353225220022

6190

STA 7+00
MATCH TO SHEET 24

6151

8" CONC. VALLEY GUTTER (20 SY)
6" CONC. DW (26 SY)

8" CONC. VALLEY GUTTER (20 SY)
BIT. DW MATCH EXITING (28 SY)

PID 353225210027

6191

42' - 15" RCP @ 0.31%

140TH AVENUE

13915

13981

6180

8" CONC. VALLEY GUTTER (19 SY)
BIT. DW MATCH EXITING (25 SY)

CONNECT TO EXISTING STORM CBMH
INV S 18" HDPE 861.44 (FIELD VERIFY)

23' - 18" HDPE @ 0.58%

8" CONC. VALLEY GUTTER (19 SY)
BIT. DW MATCH EXITING (25 SY)

8" CONC. VALLEY GUTTER (18 SY)
BIT. DW MATCH EXITING (23 SY)

8" CONC. VALLEY GUTTER (20 SY)
BIT. DW MATCH EXITING (26 SY)

MATCH TO SHEET 21 STA 1+00

PID 353225220020

PID 353225210100

LEGEND

- RESET CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- CONCRETE VALLEY GUTTER
- BITUMINOUS PAVEMENT
- B618 CONCRETE CURB & GUTTER
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DATE	REVISION

Mar 30, 2021 - 5:53pm
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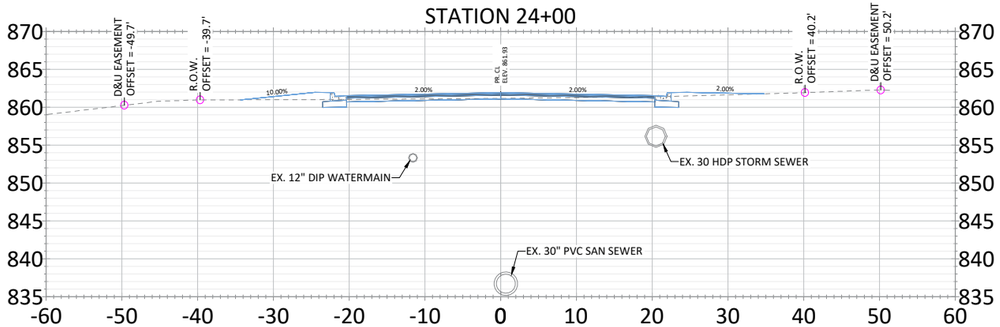
JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

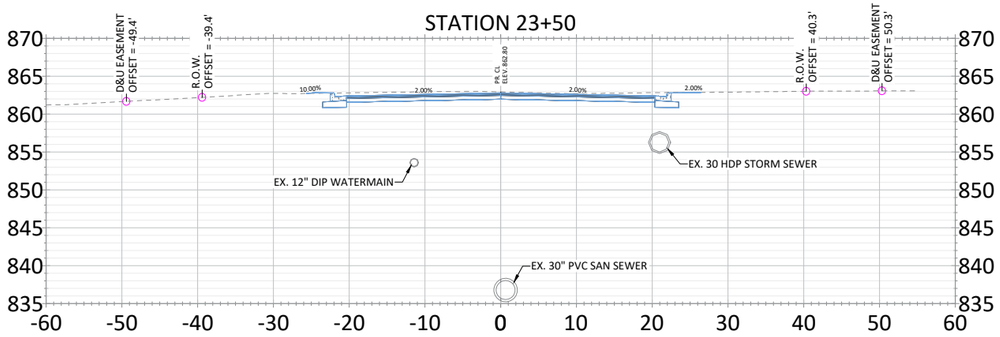
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

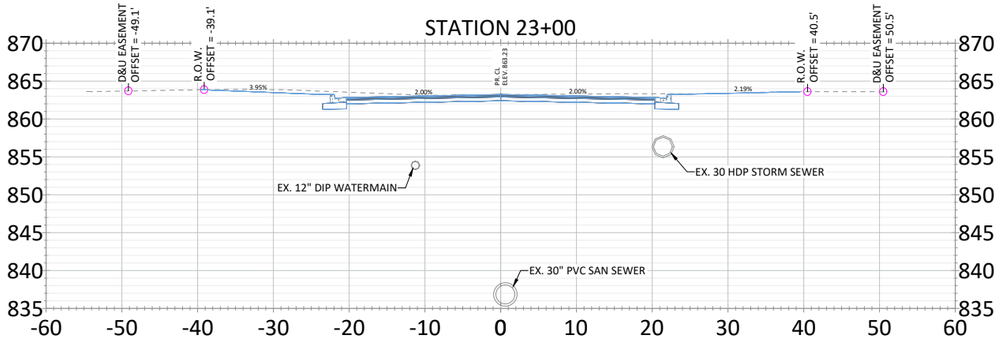
CITY OF RAMSEY
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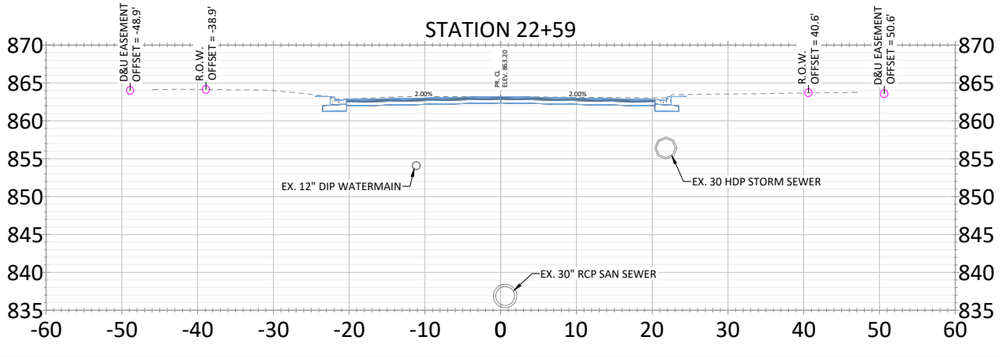
STREET IMPROVEMENTS
140TH STA. 0+00 TO 7+00

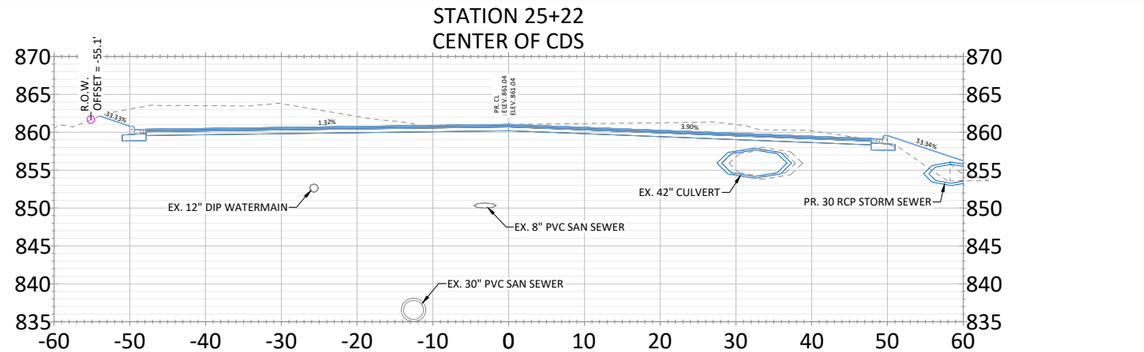
BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

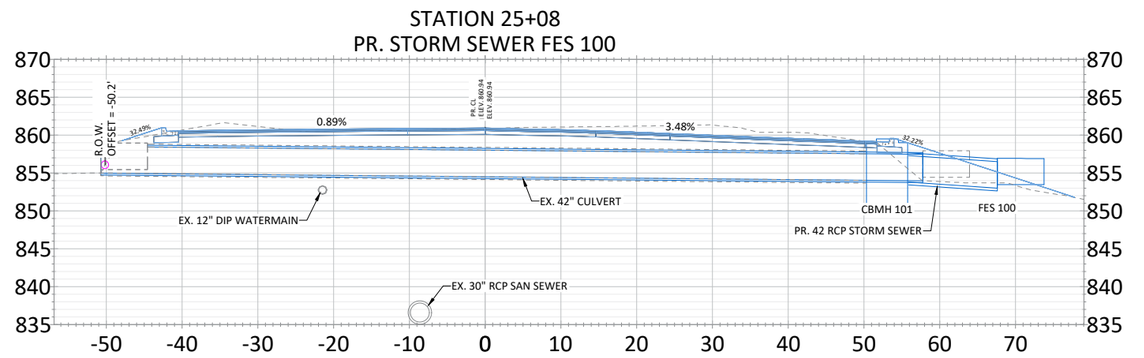


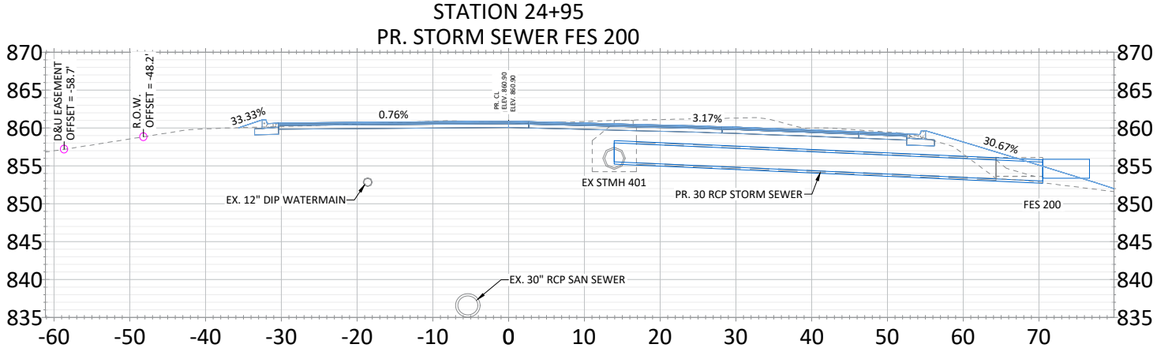


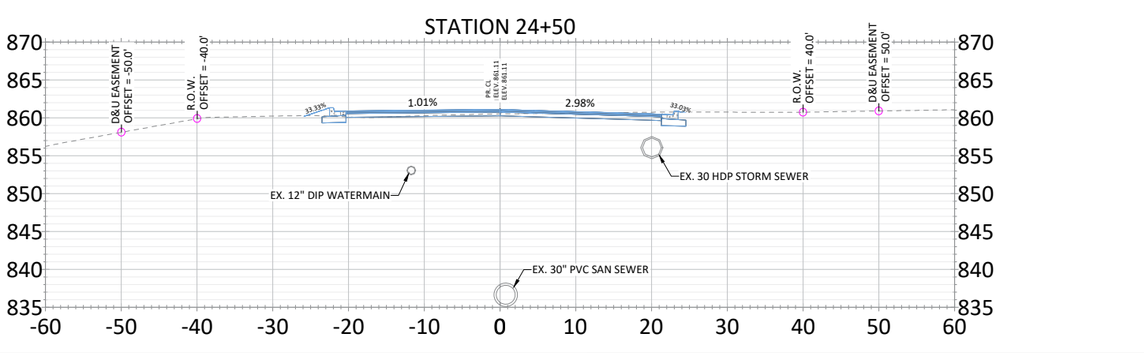












DATE	REVISION

Mar 09, 2021 - 10:31am
C:\Engineering\AutoCad Dwgs\Projects A-M\Business Park 95 Recon 21-03\Plan Drawings\21-03 Alt A CDS Alignment Layout.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK, P.E.
Date 3/9/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/9/21
CHECKED BY:	BRW	FILE: 21-03

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALT A MCKINLEY CDS - CROSS SECTIONS

BUSINESS PARK 95 STREET RECONSTRUCTIONS
CITY PROJECT NO. 21-03
CITY OF RAMSEY, MINNESOTA

SHEET 26 OF 26 SHEETS

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

March 22, 2021

Bruce Westby, P.E.
City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, City of Ramsey – Business Park 95 Street Reconstruction (City Project No. 21-03)

Dear Mr. Westby:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the Business Park 95 Street Reconstruction (City Project No. 21-03).

The improvement is generally a reclamation project, with spot curb replacement. Staking is anticipated to include:

- Several segments of storm sewer pipe,
- A portion of the concrete curb and gutter replacement,
- Alternate: The McKinley Street alternate is anticipated to require survey staking for the grading, concrete curb and gutter, class 5 aggregate base course, storm sewer culvert, and catch basin.

Bolton & Menk will also complete Record Drawing related surveying for the project.

We have made the following assumptions related to the base project in preparing this proposal:

- 5.5 hours of office surveyor time will be required to prepare the files, and
- 18 hours of field survey time will be required.

For the McKinley Street alternate, we assumed:

- 2.5 hours of office surveyor time will be required to prepare the files, and
- 14 hours of field survey time will be required.

All work associated with the base project will be completed for a Not-to-Exceed amount of $3,250. If the McKinley Street alternate is also completed, the total Not-to-Exceed amount will be $6,240. If there are any questions, please call me at (651) 968-7760.

Sincerely,
BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

C:\Users\kevinki\Desktop\Ramsey 2021 Staking\Ramsey Staking Survey - Business Park 95 03222021.docx

Bolton & Menk is an equal opportunity employer.

IP 21-03 Business Park 95 Street Reconstructions
Street Segment Summary

Street Description				Street History				Pavement Coring Results				GPR Summary		
Street	**Segment Description**	**Length (feet)**	**Curb**	**2020 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Core No.**	**HMA Depth (inches)**	**Agg. Depth (inches)**	**WSB Recommended Maintenance**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
140th Avenue	Radium Street / Unity Street	981	concrete	4	1998	SC 2003	SC 2015	3	5	5.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction	4.1	n/a	n/a*
McKinley Street	Unity Street / Sunfish Lake Boulevard	1,067	concrete	4	1995	SC 2003	SC 2015	5	6.5	6.5	2 Inch Mill and Overlay	6.0	n/a	n/a*
McKinley Street	Unity Street / End	1,320	concrete	4	1996	SC 2003	SC 2015	6	6	9.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction	5.3	n/a	n/a*
								7	4.75	9	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction			
Radium Street	McKinley Street / 140th Avenue	1,250	concrete	4	1998	SC 2003	SC 2015	8	4	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction	4.0	n/a	n/a*
Unity Street	CR 116 / McKinley Street	1,696	concrete	4	1995	SC 2003	SC 2015	1	6	6	2 Inch Mill and Overlay	6.3	n/a	n/a*
								2	7	8	2.5 Inch Mill and Overlay			
								4	8	5.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction			
	Total Length	**6,314**	**1.2 mi.**								* GPR was unable to determine agg. base thickness			

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-106

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR BUSINESS PARK 95 STREET RECONSTRUCTION, IMPROVEMENT PROJECT #21-03

WHEREAS, the City of Ramsey proposes to reconstruct streets within the Business Park 95 subdivision including McKinley Street, Unity Street, Radium Street, and 140th Avenue in 2021 as identified in the 2021-2030 Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council resolution #20-259, adopted November 10, 2020, the City Council accepted the quotes of Bolton & Menk, Inc. to provide topographic survey services and Chosen Valley Testing for the geotechnical evaluation services required to design and prepare plans and specifications for said improvements; and

WHEREAS, City Staff received the topographic survey and geotechnical evaluations and has the capacity to prepare plans and specifications for improvement project #21-03, Business Park 95 Street Reconstructions; and

WHEREAS, pursuant to Ramsey City Council resolution #21-010, adopted January 12, 2021, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #21-060, adopted March 23, 2021, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, five (5) bids were received, opened, and tabulated on April 19, 2021, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Contractor	Base Bid	Alt. A Bid	Total Bid
North Valley, Inc.	$ 801,763.35	$ 140,922.23	$ 942,685.58
Douglas-Kerr Underground, L.L.C.	$ 823,460.08	$ 136,162.50	$ 959,622.58
Asphalt Surface Technologies Corp.	$ 817,550.31	$ 156,383.93	$ 973,934.24
Kuechle Underground, Inc.	$ 925,740.63	$ 150,022.00	$ 1,075,762.63
Park Construction Company	$ 924,682.94	$ 167,434.35	$ 1,092,117.29

WHEREAS, the bid of North Valley, Inc., of Nowthen, Minnesota, in the amount of $942,685.58 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract for said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the bid bonds made with their bids at such time that a contract has been executed.

3) The City Administrator is hereby authorized to execute the proposal from Bolton & Menk, Inc. to provide construction staking services for said improvements in a total not-to-exceed amount of $3,250 for the base project and $6,240 for the base and alternative bid.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

ATTEST:

_____

City Clerk

CC Regular Session **7. 3.**

Meeting Date: 04/27/2021

Submitted For: Bruce Westby, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title:

Adopt Resolution #21-107 Accepting Bids and Awarding Contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-107 Accepting Bids and Awarding Contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04.

Background:

Overlaying the streets identified within the 2021 – 2030 Capital Improvement Program for 2021 will allow the City to maintain these streets in the most cost-effective manner throughout the serviceable life of the streets.

Plans are attached showing the specific street segments proposed to receive bituminous pavement overlay improvements in 2021. These street segments are located in the following developments:

- Birch Hill Lodges
- Ferrum 1st & 2nd
- Gateway Industrial Park
- Mallard Ponds
- Northfork Itasca Point
- Northfork St. Andrews
- Oakridge Industrial Park
- Rabbit Run
- Ramsey Meadows 2nd

A street segment summary is attached, the proposed project is 1.81 miles in total length.

On January 12, 2021 the Ramsey City Council adopted resolution #21-011, ordering Staff to prepare plans and specifications for improvement project #21-04, 2021 Neighborhood Pavement Overlay Improvements. Staff has prepared plans and specifications in-house, as part of their normal duties.

On March 23, 2021 the Ramsey City Council adopted resolution #21-074, approving plans and specifications for improvement project #21-04, and authorizing advertisement for bids.

The proposed improvements are designated as City Improvement Project #21-04, 2021 Neighborhood Pavement Overlay Improvements.

Notification:

Advertisements were published in the Anoka Union Herald and in Finance & Commerce on March 26 and April 2, 2021. Bids were also advertised on-line on QuestCDN.

Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #21-107 accepting bids and awarding a construction contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04, to North Valley, Inc. for the total bid in the amount of $421,410.74.

Alternative #2 – Motion to deny adoption of Resolution #21-107 at this time.

Funding Source:

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on March 26 and April 2, 2021. On April 19, 2021 a total of seven (7) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

CONTRACTOR	**TOTAL BID**
North Valley, Inc.	$ 421,410.74
Asphalt Surface Technologies Corp.	$ 474,072.35
Valley Paving, Inc.	$ 481,664.65
Omann Brothers Paving, Inc.	$ 489,179.83
Bituminous Roadways, Inc.	$ 498,293.55
Northwest	$ 501,577.81
Rum River Contracting	$ 577,174.09
Engineer's Estimate	*$521,438.00*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $421,410.74 for the total bid for construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 14% brings total project costs to $480,408.24.

Per the final plans and specifications, estimated construction costs were $521,438.00. After adding 14-percent for indirect costs for administrative, engineering, finance and legal costs, estimated project costs totaled $594,439.32.

The low bid is 19% less than the engineer's estimate, primarily due to lower than estimated bituminous paving cost.

Funding sources for these improvements includes a mix of Pavement Management Funds, and Stormwater Utility Funds.

- Pavement Management Funds $457,445.71
- Stormwater Utility Funds $22,962.53
- **Total Project Costs $480,408.24**

City Staff proposes to administer and inspect construction

Plans and specifications were prepared in-house as part of Staff's normal duties.

Recommendation:

Staff recommends Alternative #1.

Action:

Motion to adopt Resolution #21-107 accepting bids and awarding a construction contract for 2021 Neighborhood Overlay Improvements, Improvement Project #21-04, to North Valley, Inc. for the total bid in the amount of $421,410.74.

Attachments

Resolution #21-107

21-04 Final Plans

21-04 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/22/2021 12:10 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:47 PM
Form Started By: Joe Feriancek		Started On: 04/20/2021 07:51 AM
Final Approval Date: 04/22/2021		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-107

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2021 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #21-04

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous neighborhood street segments in 2021 as identified within the 2021 – 2030 Capital Improvement Program; and

WHEREAS, funding for this improvement is proposed to come from the Pavement Management Fund and Stormwater Utility Fund with a total estimated project cost of $594,000; and

WHEREAS, pursuant to Ramsey City Council resolution #21-011 adopted January 12, 2021, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for the same improvements.

WHEREAS, pursuant to Ramsey City Council resolution #21-074, adopted March 23, 2021, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, seven (7) bids were received, opened, and tabulated on April 19, 2021, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

CONTRACTOR	TOTAL BID
North Valley, Inc.	$ 421,410.74
Asphalt Surface Technologies Corp.	$ 474,072.35
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Bituminous Roadways, Inc.	$ 498,293.55
Northwest	$ 501,577.81
Rum River Contracting	$ 577,174.09

WHEREAS, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $421,410.74 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

1.) The Mayor and City Administrator are hereby authorized and directed to enter into a contract for said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the bid bonds made with their bids at such time that a contract has been executed.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

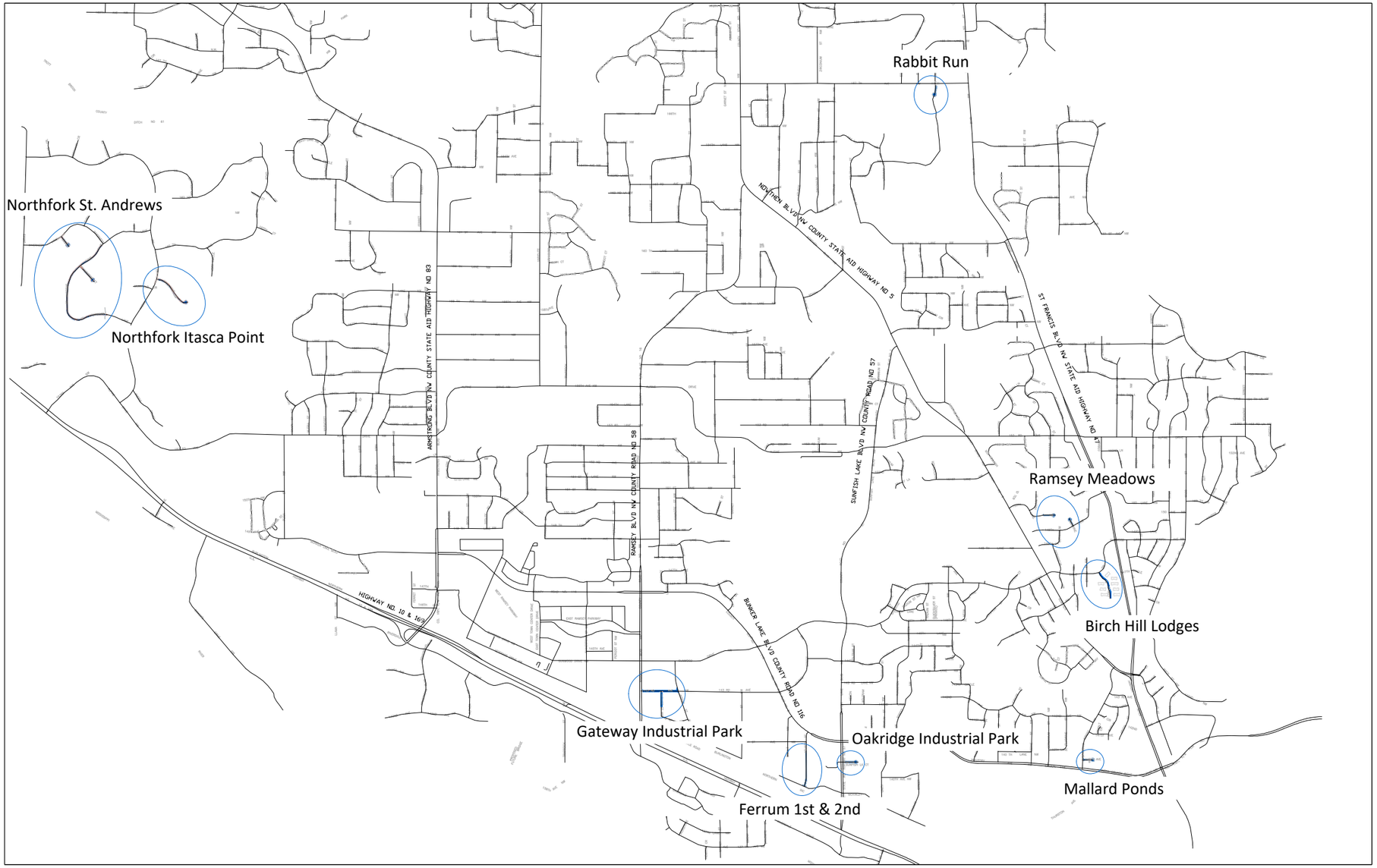
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 21-04



0 1500 3000 4500
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 18 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SEQ & NOTES
3	DETAILS
4	BIRCH HILL LODGES OVERLAY
5	FERRUM 1ST & SECOND OVERLAY
6	GATEWAY INDUSTRIAL PARK OVERLAY
7	MALLARD PONDS OVERLAY
8	NORTHFORK ITASCA POINT OVERLAY
9 - 14	NORTHFORK ST. ANDREWS OVERLAY
15	OAKRIDGE INDUSTRIAL PARK OVERLAY
16	RABBIT RUN OVERLAY
17	RAMSEY MEADOWS 2ND OVERLAY
18	PAVEMENT MARKING PLAN

LEGEND

	LIGHT POLE		D&U EASEMENT
	TREE		RIGHT OF WAY
	TREE	E	ELECTRIC
	SHRUB	P-T	OVERHEAD ELECTRIC
	SIGN	G	GAS
	VALVE	C	TELECOMMUNICATIONS
PED	UTILITY PEDESTAL	>>	STORM SEWER
HH	HAND HOLE	>	SANITARY SEWER
		|	WATERMAIN
	REMOVE TREE		SAWCUT PAVEMENT
	3'X2' CATCH BASIN		TREE LINE
	MANHOLE	0	FENCE
	INLET PROTECTION		LANDSCAPING
			RETAINING WALL
	HYDRANT		5' CONTOUR LINE
	VALVE		1' CONTOUR LINE
	RIP RAP		SILT FENCE
	SEEDING AREA		MILL BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT		BITUMINOUS PAVEMENT PATCH
	BITUMINOUS PAVEMENT		REPLACE CONCRETE CURB & GUTTER
	GRAVEL SURFACE		

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANCEK, P.E.
CIVIL ENGINEER II

57095 LIC. NO.

DATE 3/22/21

DATE	REVISION

Mar 22, 2021 - 2:51pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-04 2020 Neighborhood Overlay Program\Plan Drawings\01 TITLE SHEET.dwg

21-04 2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
STATEMENT OF ESTIMATED QUANTITIES

NOTE	ITEM No.	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
	1	2021.501	MOBILIZATION	LS	1
	2	2104.502	REMOVE CASTING	EA	17
1	3	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	289
1	4	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	2,121
1	5	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	80
1	6	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	84
	7	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	24
1, 7	8	2231.604	BITUMINOUS PATCH	SY	1,018
1	9	2232.504	MILL BITUMINOUS SURFACE (2.0")	SY	35,377
2	10	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2,539
3	11	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0"	TON	3,991
	12	2503.602	GROUT CATCH BASIN	EA	20
	13	2503.602	RESET CATCH BASIN	EA	3
	14	2504.602	ADJUST VALVE BOX	EA	21
	15	2506.502	ADJUST FRAME AND RING CASTING	EA	18
	16	2506.502	CASTING ASSEMBLY	EA	17
5	17	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	219
5	18	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	240
5	19	2531.604	7" CONCRETE VALLEY GUTTER	SY	36
4	20	2563.601	TRAFFIC CONTROL	LS	1
6	21	2574.507	TOPSOIL (LV)	CY	18
	22	2575.504	SODDING TYPE LAWN	SY	102
	23	2582.503	24" SOLID LINE PAINT (EPOXY)	LF	13
	24	2582.503	4" DOUBLE SOLID LINE PAINT (EPOXY)	LF	870
	25	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	1,735
	26	2582.518	CROSSWALK PAINT (EPOXY)	SF	150

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.

2. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.

3. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 110 LB/SY-IN.

4. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.

5. FINISH WITH CLEAR CURING COMPOUND.

6. CV TO LV CONVERSION FACTOR = 1.3.

7. BITUMINOUS PAVEMENT PATCH INCLUDES REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB AND AGGREGATE BASE AS NECESSARY. INCLUDES PLACING AGGREGATE BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CURB AS NECESSARY.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

2. PAVEMENT RADII AT INTERSECTIONS ARE ASSUMED TO BE 20 FT AND AT CUL-DE-SAC ENTRANCES ARE ASSUMED TO BE 50 FT UNLESS OTHERWISE NOTED.

DATE	REVISION

Mar 22, 2021 - 2:35pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\21-04 2020 Neighborhood Overlay Program\Plan Drawings\01 TITLE SHEET.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 3/22/21 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/19/21
CHECKED BY:	JJF	FILE: 21-04

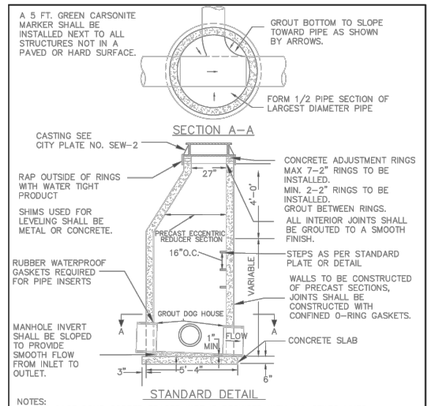
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SEQ & NOTES

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

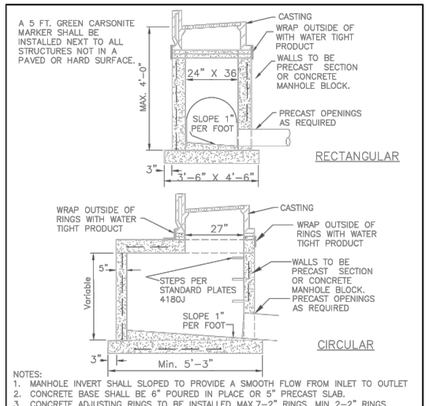
APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6



STANDARD DETAIL

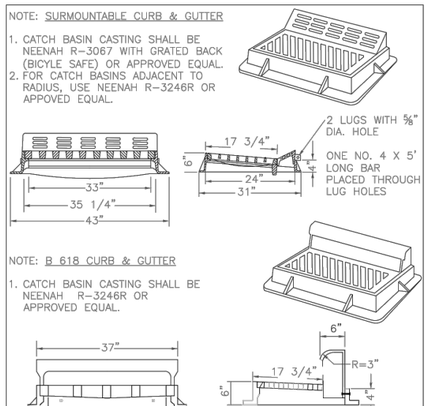
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW–1



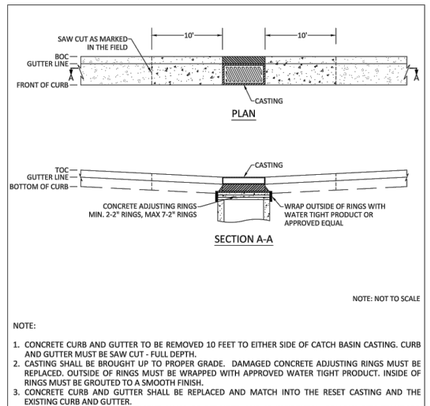
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO–1



STANDARD CATCHBASIN CASTING

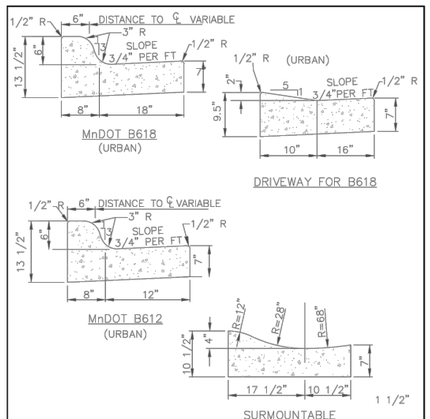
APPROVED: 7 – 2016	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO–4



NOTE: NOT TO SCALE

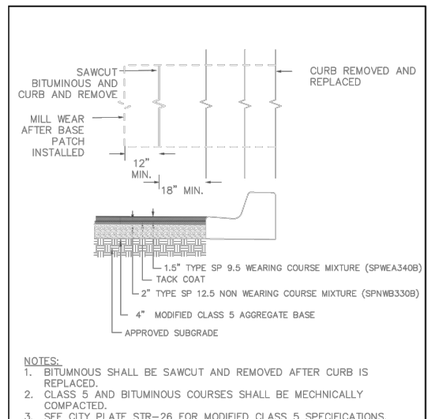
NOTE:
1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: RESET CATCH BASIN CASTING
		CITY PLATE No. STO–13



NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR–1



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 6 – 2016	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

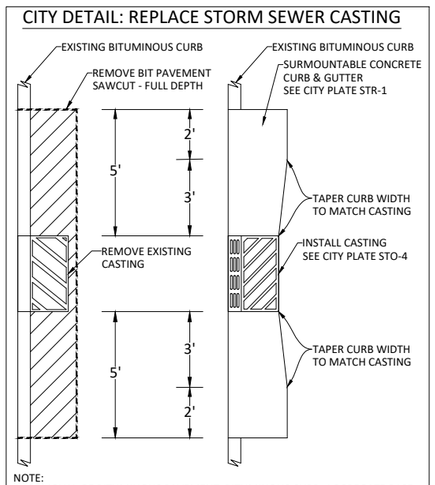
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

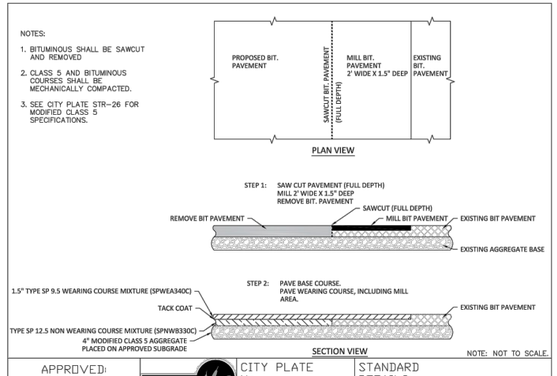
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 – 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26

CITY DETAIL: REPLACE STORM SEWER CASTING



NOTE:
1. REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB, AGGREGATE BASE IS INCIDENTAL TO THE REMOVE BIT PAVEMENT PAY ITEM.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-25 FOR STREET PATCHING.
4. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



NOTE: NOT TO SCALE.

APPROVED: 3 – 2017	City of RAMSEY	CITY PLATE No. STR–31	STANDARD DETAILS: STREET TIE–IN

DATE	REVISION

Mar 22, 2021 - 2:58pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\21-04 2020 Neighborhood Overlay Program\Plan Drawings\13 DETAILS.dwg

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JOE FERIANCEK
Date 3/22/21 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	03/19/21
CHECKED BY:	JJF	FILE:	21-04

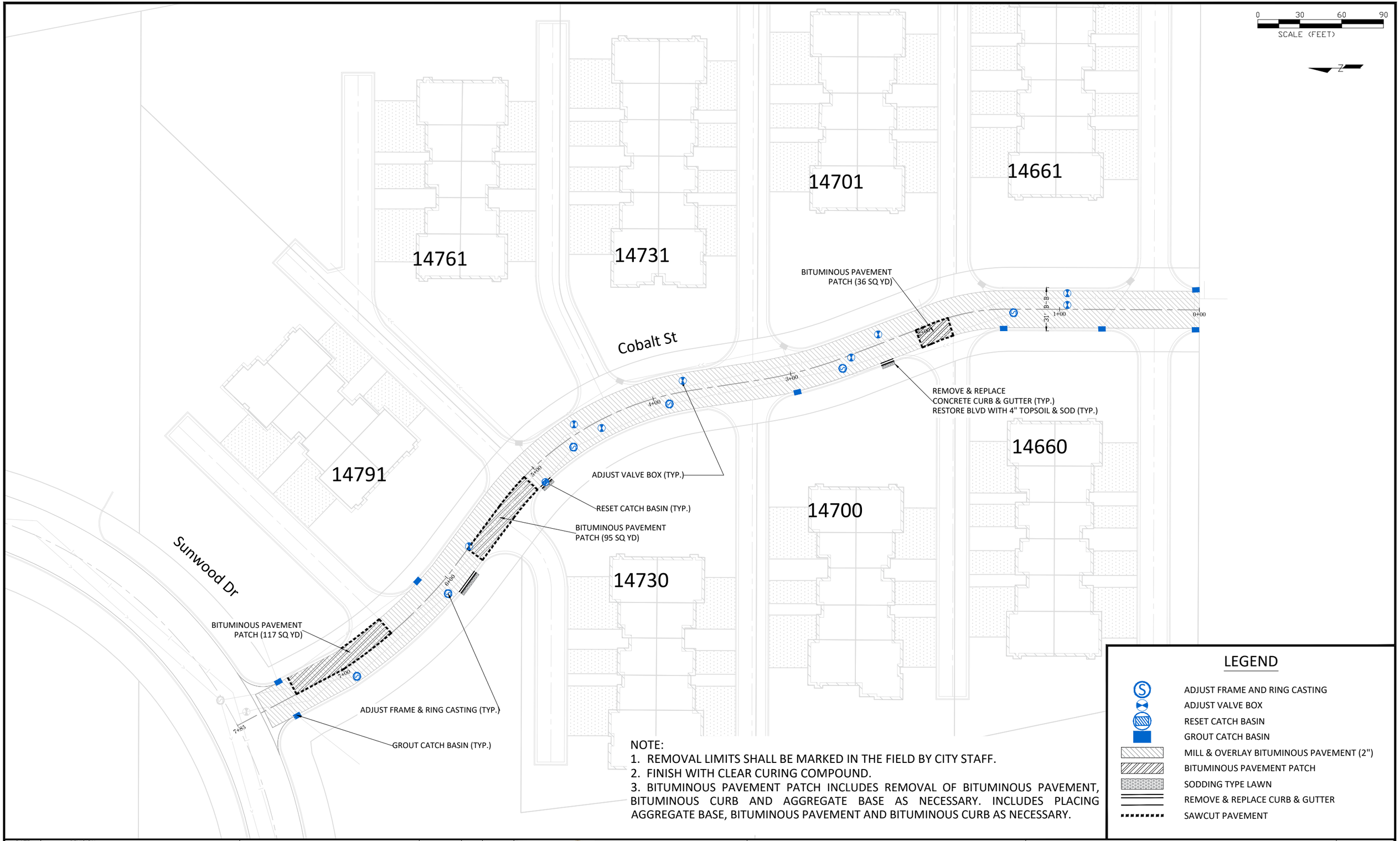
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

DETAILS

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 18 SHEETS



LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- RESET CATCH BASIN
- GROUT CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SODDING TYPE LAWN
- REMOVE & REPLACE CURB & GUTTER
- SAWCUT PAVEMENT

NOTE:
1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. FINISH WITH CLEAR CURING COMPOUND.
3. BITUMINOUS PAVEMENT PATCH INCLUDES REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB AND AGGREGATE BASE AS NECESSARY. INCLUDES PLACING AGGREGATE BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CURB AS NECESSARY.

DATE	REVISION

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Joe Ferlancek

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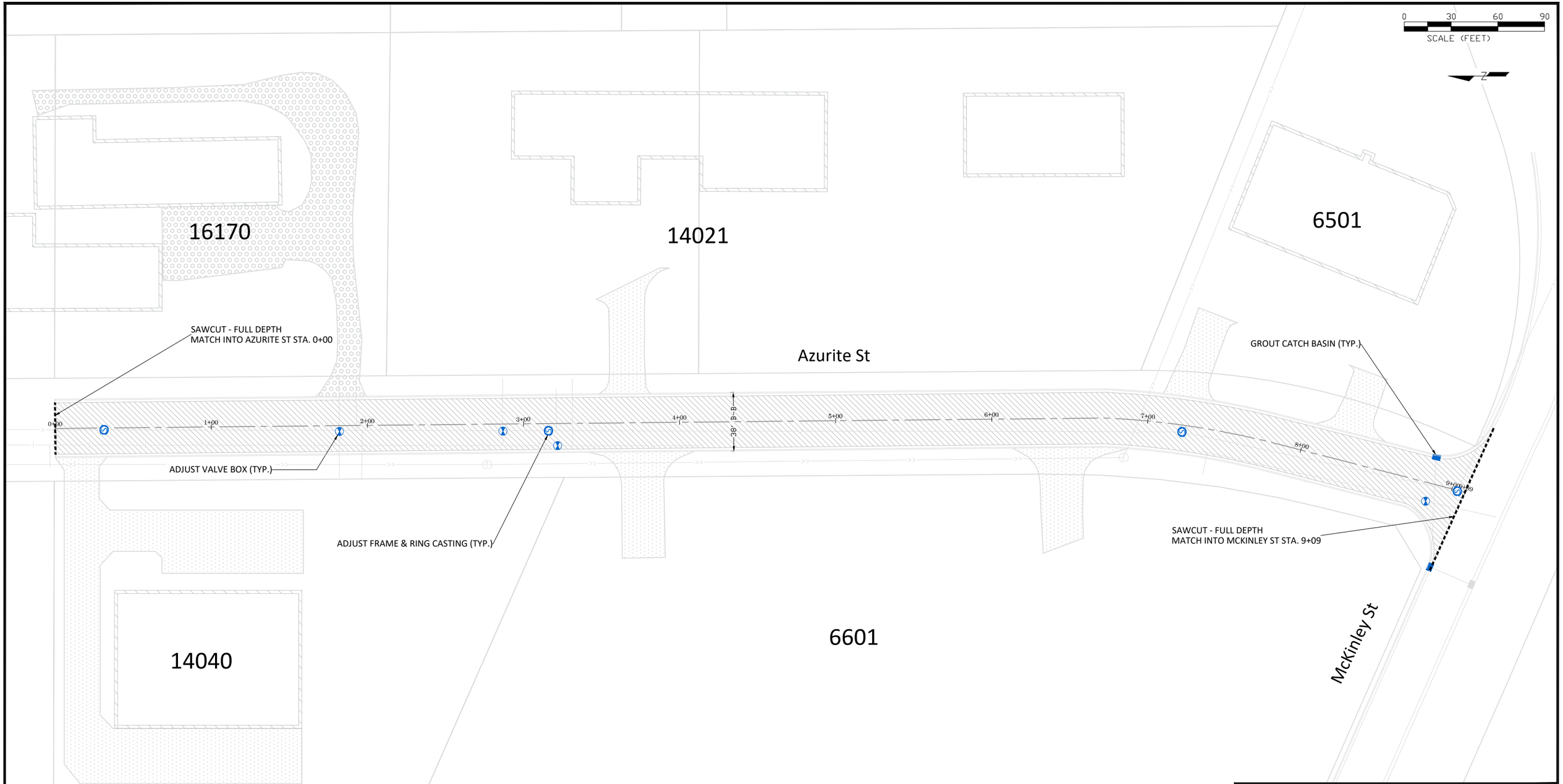
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CHECKED BY:	JJF	FILE: 21-04

City of RAMSEY

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BIRCH HILL LODGES OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA



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LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- SAWCUT PAVEMENT

DATE	REVISION

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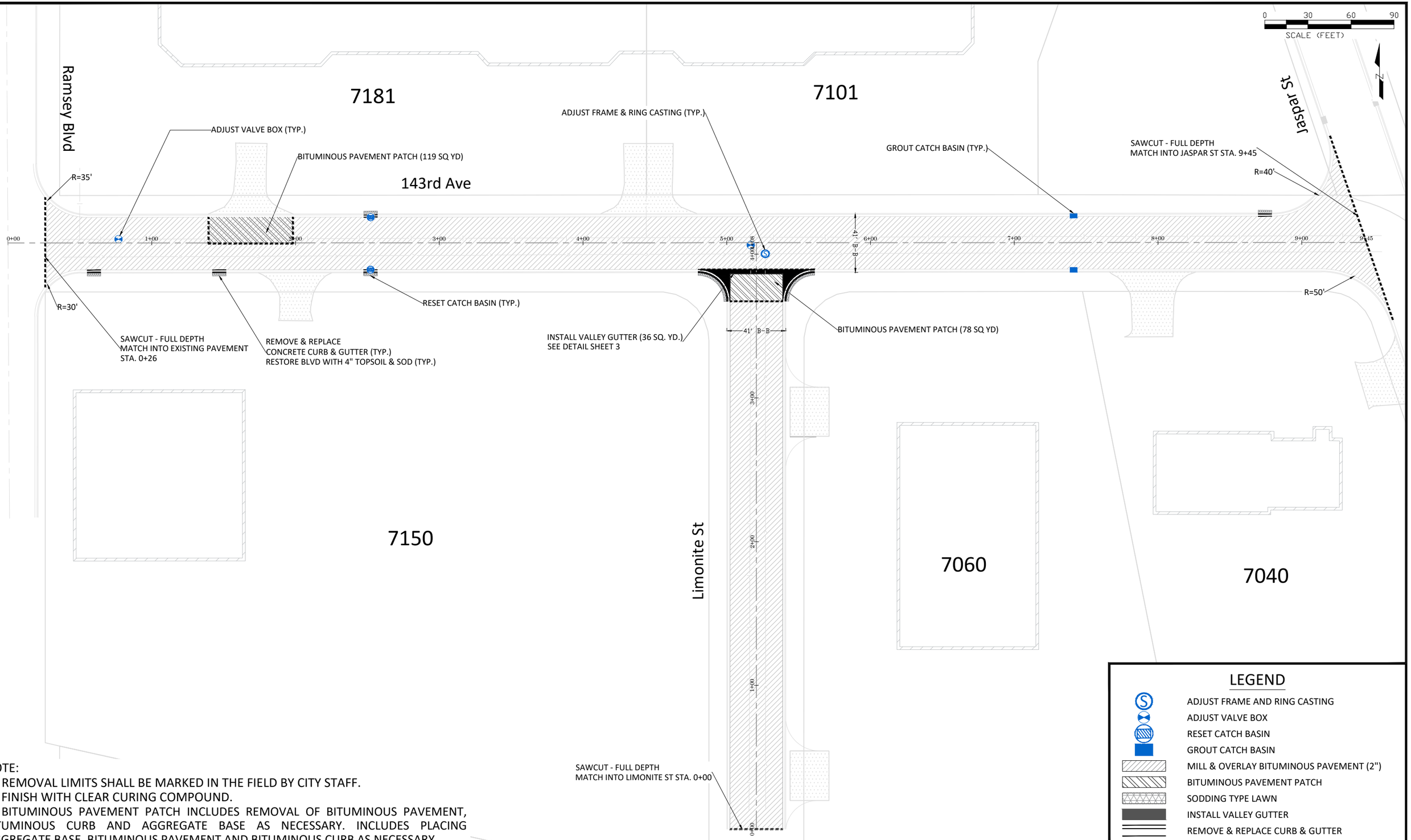
City of RAMSEY

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FERRUM 1ST & 2ND OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 18 SHEETS



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LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- RESET CATCH BASIN
- GROUT CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SODDING TYPE LAWN
- INSTALL VALLEY GUTTER
- REMOVE & REPLACE CURB & GUTTER
- SAWCUT PAVEMENT

DATE	REVISION

Mar 22, 2021 - 3:14pm
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City of RAMSEY
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GATEWAY INDUSTRIAL PARK OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

0 20 40 60
SCALE (FEET)

N

14016

Cobalt St NW

Dysprosium St

ADJUST FRAME & RING CASTING (TYP.)

BITUMINOUS PAVEMENT PATCH (18 SQ YD)

SURMOUNTABLE CURB

140th Ave NW

R=45'

SAWCUT - FULL DEPTH
MATCH INTO COBALT ST STA. 3+03

ADJUST VALVE BOX (TYP.)

0+00 1+00 2+00 3+03

31' B-B

5389

SAWCUT - FULL DEPTH
MATCH INTO 140TH AVE STA. 3+03

140th Ave NW

REMOVE & REPLACE
CONCRETE CURB & GUTTER (TYP.)
RESTORE BLVD WITH 4" TOPSOIL & SOD (TYP.)

BITUMINOUS PAVEMENT PATCH (33 SQ YD)

5400

LEGEND

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- ADJUST VALVE BOX
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- SODDING TYPE LAWN
- REMOVE & REPLACE CURB & GUTTER
- SAWCUT PAVEMENT

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DATE	REVISION

Mar 22, 2021 - 3:17pm
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CHECKED BY:	JJF	FILE: 21-04

City of RAMSEY

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MALLARD PONDS OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

0 30 60 90
SCALE (FEET)

N

8990

9001

9041

9061

9000

9020

15921

9040

15881

R=45'

ADJUST FRAME & RING CASTING (TYP.)

BITUMINOUS CURB

159th Ln NW

BITUMINOUS PAVEMENT PATCH (16 SQ YD)

BITUMINOUS PAVEMENT PATCH (62 SQ YD)

ADJUST FRAME & RING CASTING (TYP.)

REMOVE AND REPLACE CATCH BASIN CASTING(TYP.)
SEE DETAIL SHEET 3

Andrie St

SAWCUT - FULL DEPTH
MATCH INTO 159TH LN STA. 0+00

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LEGEND

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- REMOVE AND REPLACE CATCH BASIN CASTING
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SODDING TYPE LAWN
- CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT

DATE	REVISION

Mar 22, 2021 - 3:36pm
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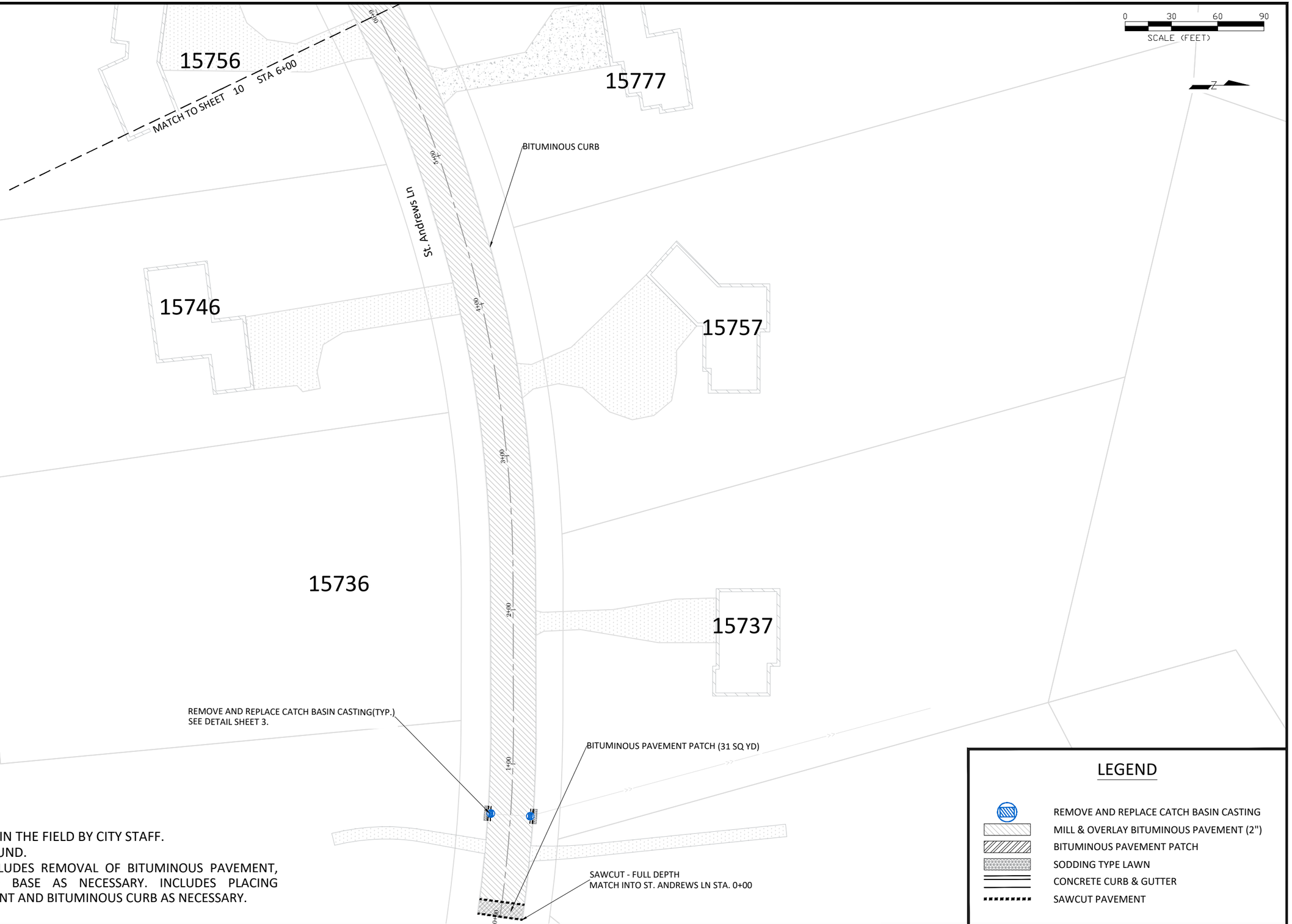
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City of RAMSEY

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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

NORTHFORK ITASCA POINT OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA



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LEGEND

- REMOVE AND REPLACE CATCH BASIN CASTING
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SODDING TYPE LAWN
- CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT

DATE	REVISION

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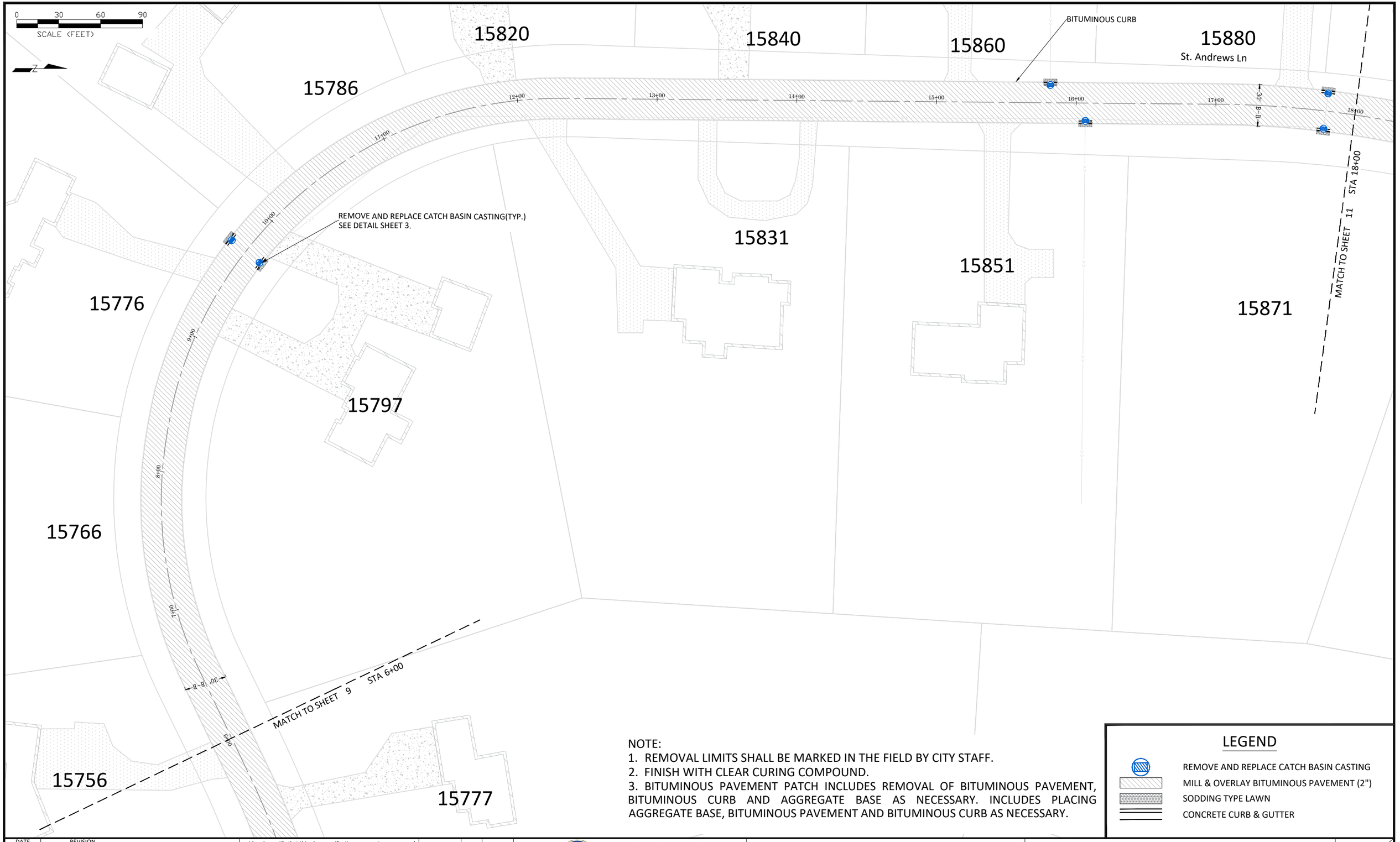
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CHECKED BY:	JJF	FILE: 21-04

City of RAMSEY

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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

NORTHFORK ST. ANDREWS OVERLAY
STA 0+00-6+00

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA



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LEGEND

- REMOVE AND REPLACE CATCH BASIN CASTING
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- SODDING TYPE LAWN
- CONCRETE CURB & GUTTER

DATE	REVISION

Mar 22, 2021 - 3:39pm
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Joe Ferlancek

JOE FERLANCEK
Date 3/22/21 Lic. No. 57095

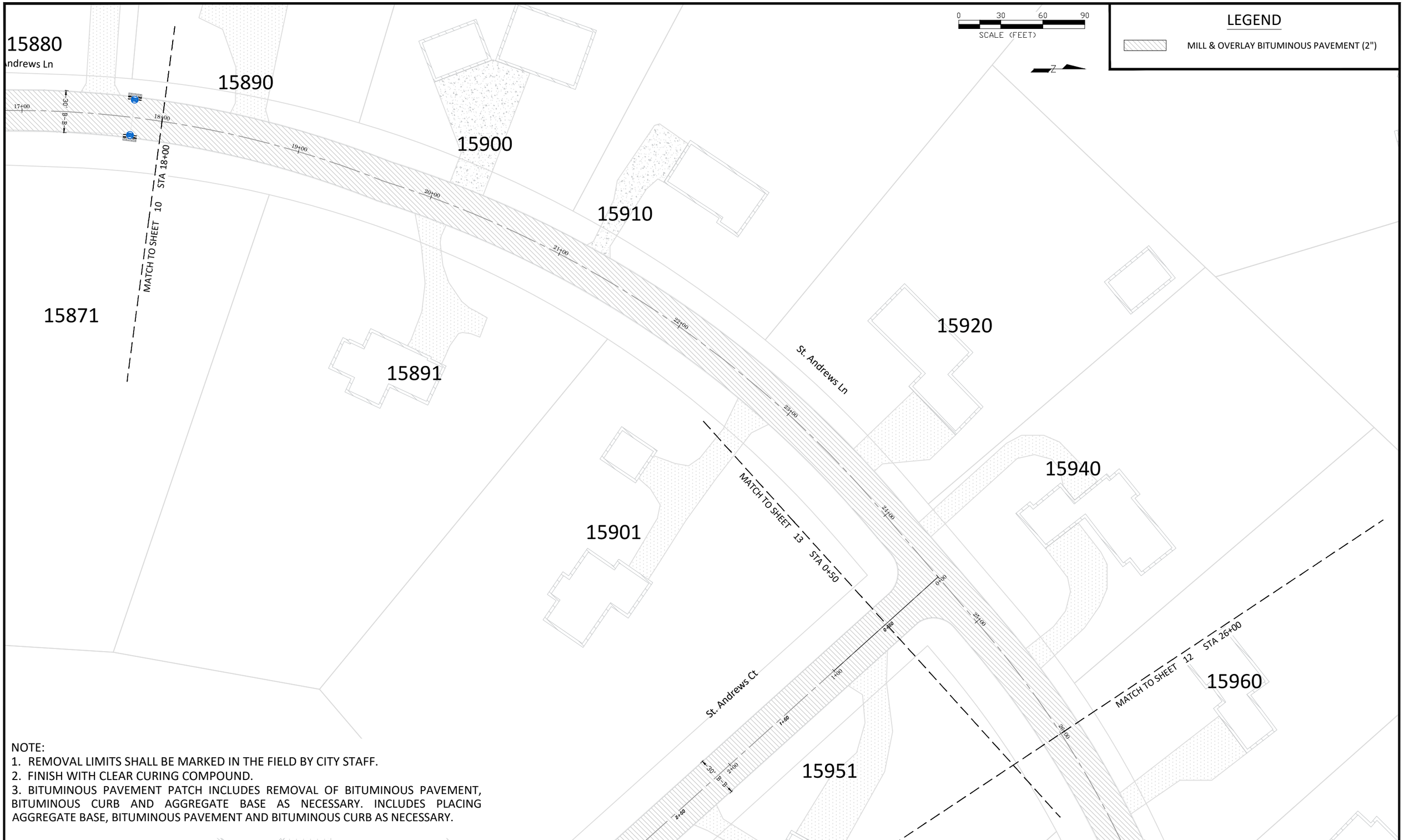
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DRAWN BY:	LWC	DATE:	03/19/21
CHECKED BY:	JJF	FILE:	21-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

NORTHFORK ST. ANDREWS OVERLAY
STA 6+00-18+00

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 18 SHEETS



NOTE:
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DATE	REVISION

Mar 22, 2021 - 3:42pm
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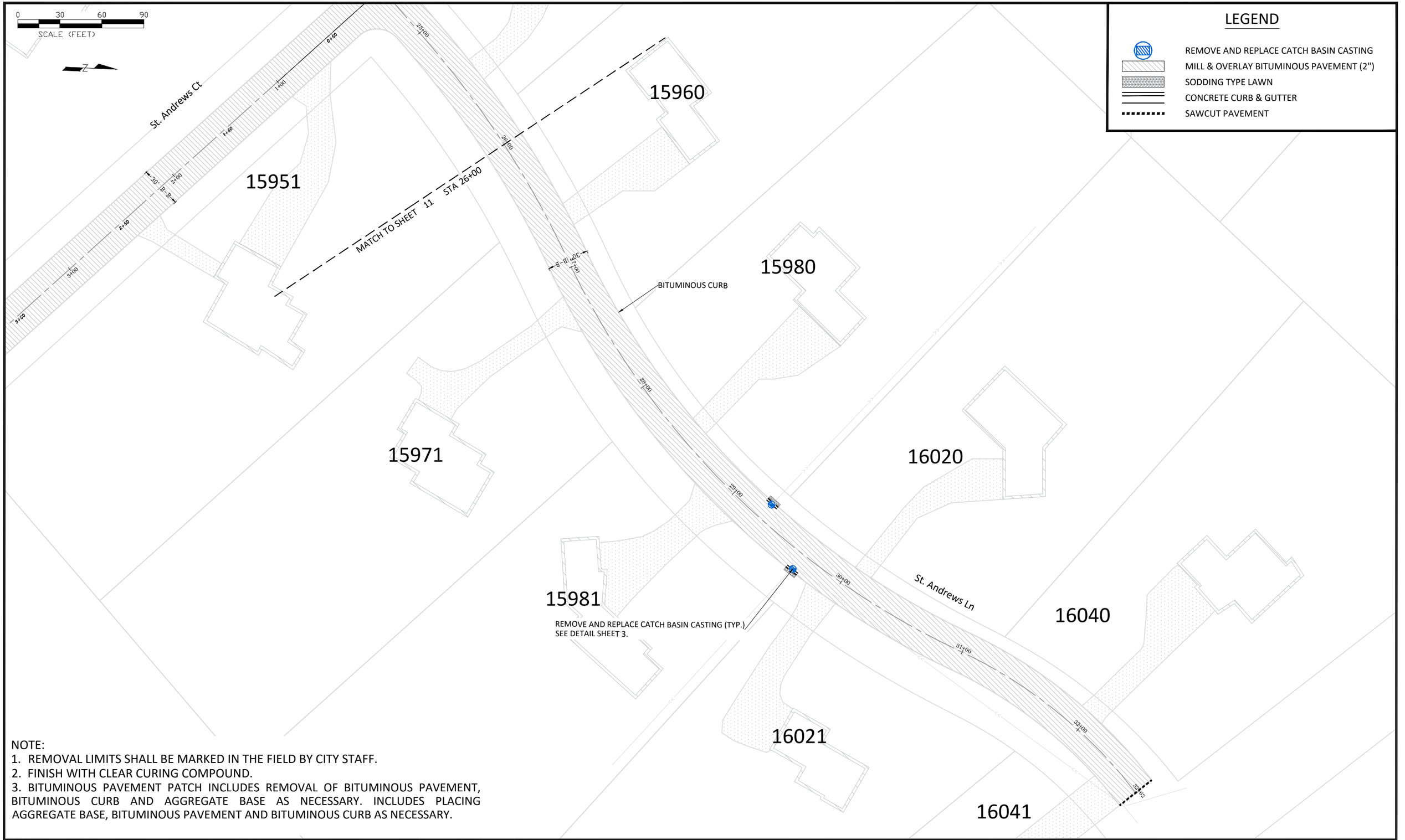
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

NORTHFORK ST. ANDREWS OVERLAY
STA 18+00-26+00

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 18 SHEETS



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CHECKED BY:	JJF	FILE: 21-04

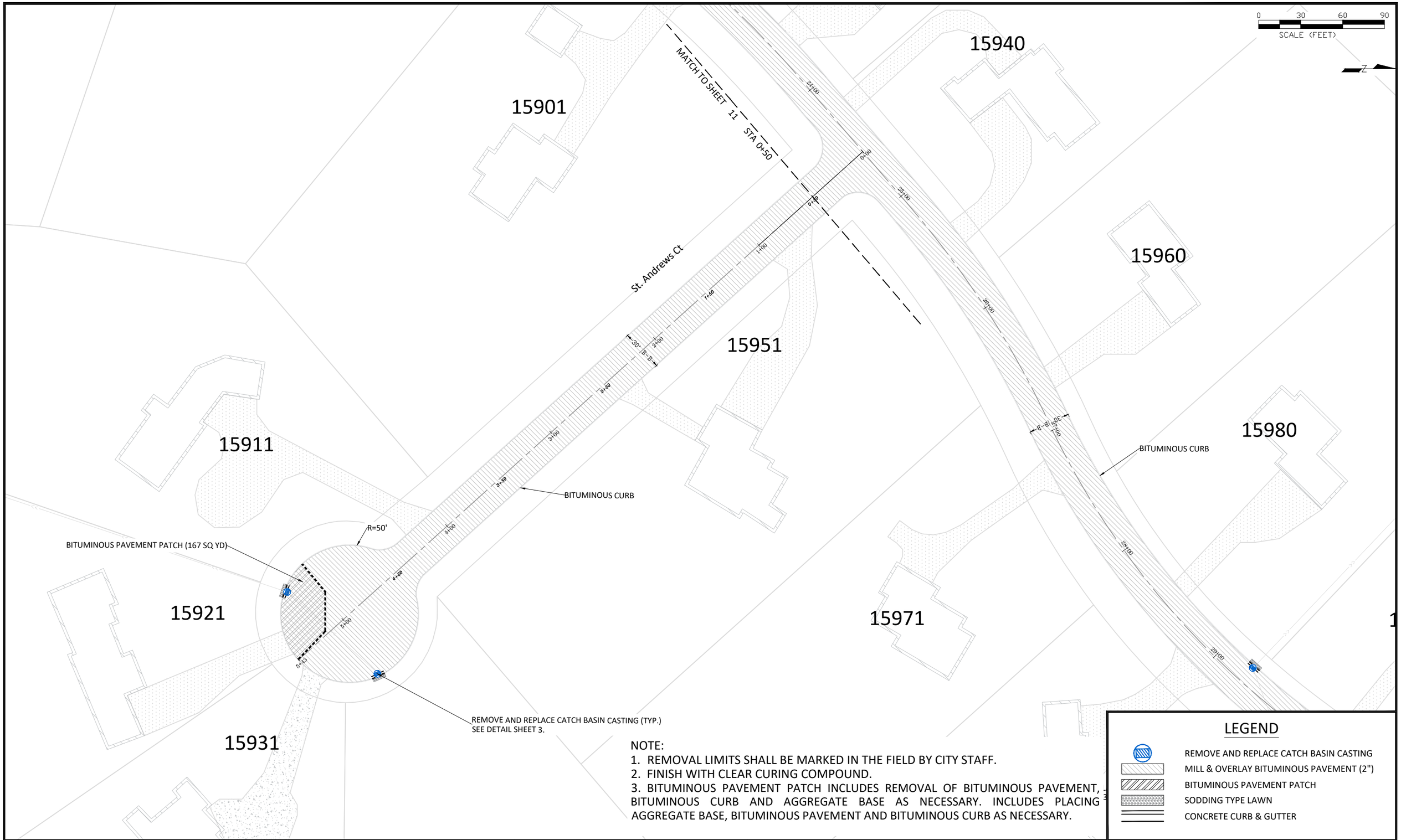
City of RAMSEY

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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

NORTHFORK ST. ANDREWS OVERLAY
STA 26+00 - 32+62

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 18 SHEETS



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LEGEND

- REMOVE AND REPLACE CATCH BASIN CASTING
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SODDING TYPE LAWN
- CONCRETE CURB & GUTTER

DATE	REVISION

Mar 22, 2021 - 3:47pm
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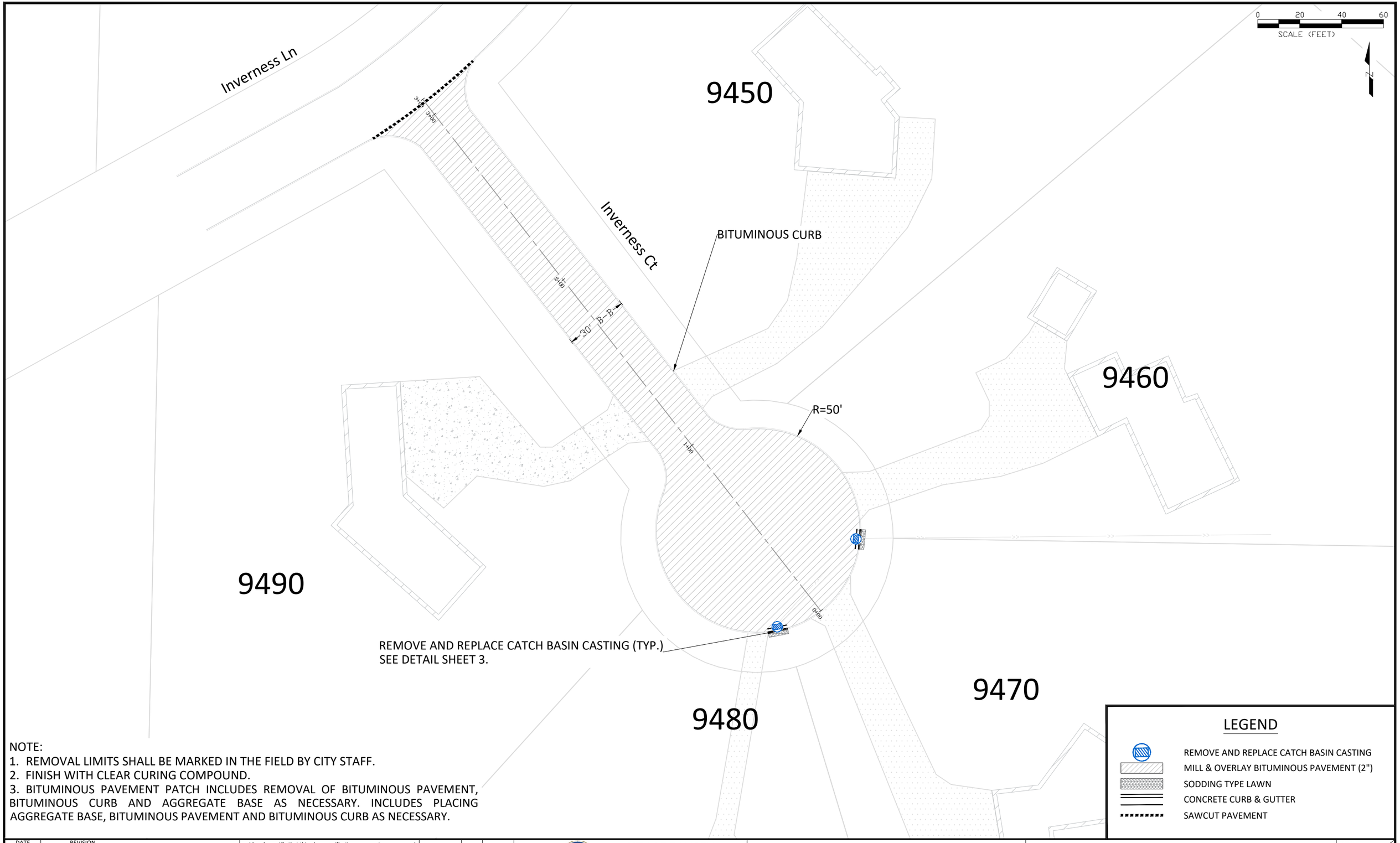
JOE FERIANCEK
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City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

NORTHFORK ST. ANDREWS OVERLAY - ST. ANDREWS CT

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
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CITY OF RAMSEY, MINNESOTA



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LEGEND

- REMOVE AND REPLACE CATCH BASIN CASTING
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
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- CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT

DATE	REVISION

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City of RAMSEY

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NORTHFORK ST. ANDREWS OVERLAY-
INVERNESS CT

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 18 SHEETS

0 20 40 60
SCALE (FEET)

N

Sunfish Lake Blvd

Sunfish Lake Ct

6361

6360

14015

ADJUST VALVE BOX (TYP.)

GROUT CATCH BASIN (TYP.)

REMOVE AND REPLACE CURB & GUTTER (TYP.)

R=45'

ADJUST FRAME & RING CASTING (TYP.)

BITUMINOUS PAVEMENT PATCH (84 SQ YD)

REMOVE & REPLACE
CONCRETE CURB & GUTTER (TYP.)
RESTORE BLVD WITH 4" TOPSOIL & SOD (TYP.)

0+00 0+50 1+00 1+50 2+00 2+50 3+00 3+50 3+78

42' B-B

LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SODDING TYPE LAWN
- REMOVE & REPLACE CURB & GUTTER
- SAWCUT PAVEMENT

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DATE	REVISION

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JOE FERIANCEK
Date 3/22/21 Lic. No. 57095

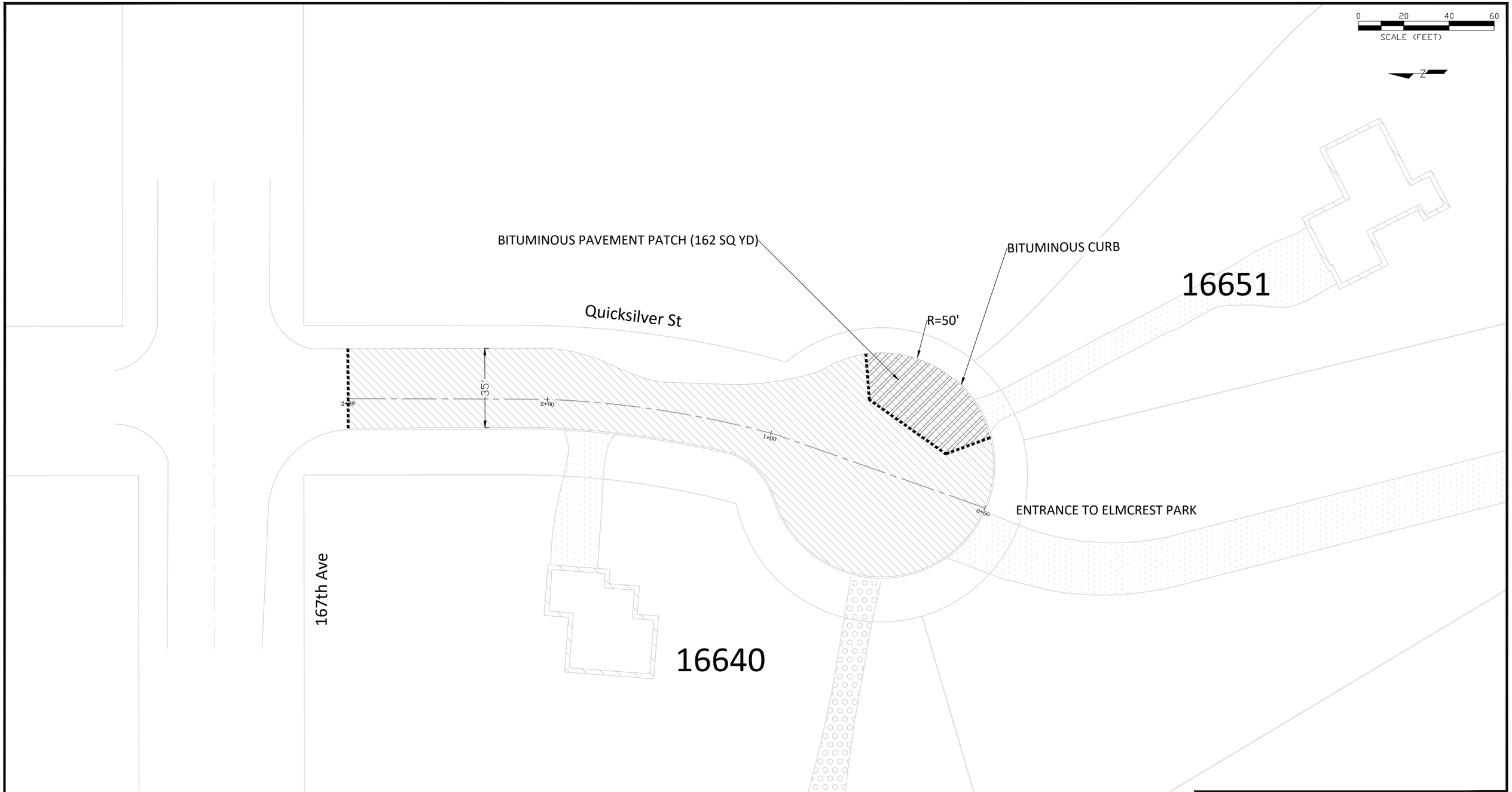
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/19/21
CHECKED BY:	JJF	FILE: 21-04

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

OAKRIDGE INDUSTRIAL PARK OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA



NOTE:
1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. FINISH WITH CLEAR CURING COMPOUND.
3. BITUMINOUS PAVEMENT PATCH INCLUDES REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB AND AGGREGATE BASE AS NECESSARY. INCLUDES PLACING AGGREGATE BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CURB AS NECESSARY.

LEGEND

- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SAWCUT PAVEMENT

DATE	REVISION

Mar 22, 2021 – 2:57pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-04 2020 Neighborhood Overlay Program\Plan Drawings\21-04 Base Map.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 3/22/21 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/19/21
CHECKED BY:	JJF	FILE: 21-04

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

RABBIT RUN OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

0 30 60 90
SCALE (FEET)

N

5531
5551
5511
5590
5570
5550
5530
5510
14981
14980
14971
14970
14961

ADJUST VALVE BOX (TYP.)

150th Ln

REMOVE & REPLACE
CONCRETE CURB & GUTTER (TYP.)
RESTORE BLVD WITH 4" TOPSOIL & SOD (TYP.)

R=45'

0+00 1+00 2+00 3+00 3+10

31' B-B

ADJUST FRAME & RING CASTING (TYP.)

SURMOUNTABLE CURB

GROUT CATCH BASIN (TYP.)

R=45'

2+40

Fluorine St

SURMOUNTABLE CURB

31' B-B

0+40

149th Ln

NOTE:
1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. FINISH WITH CLEAR CURING COMPOUND.
3. BITUMINOUS PAVEMENT PATCH INCLUDES REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB AND AGGREGATE BASE AS NECESSARY. INCLUDES PLACING AGGREGATE BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CURB AS NECESSARY.

LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- BITUMINOUS PAVEMENT PATCH
- SODDING TYPE LAWN
- REMOVE & REPLACE CURB & GUTTER
- SAWCUT PAVEMENT

DATE	REVISION

Mar 22, 2021 - 3:16pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\21-04 2020 Neighborhood Overlay Program\Plan Drawings\21-04 Base Map.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

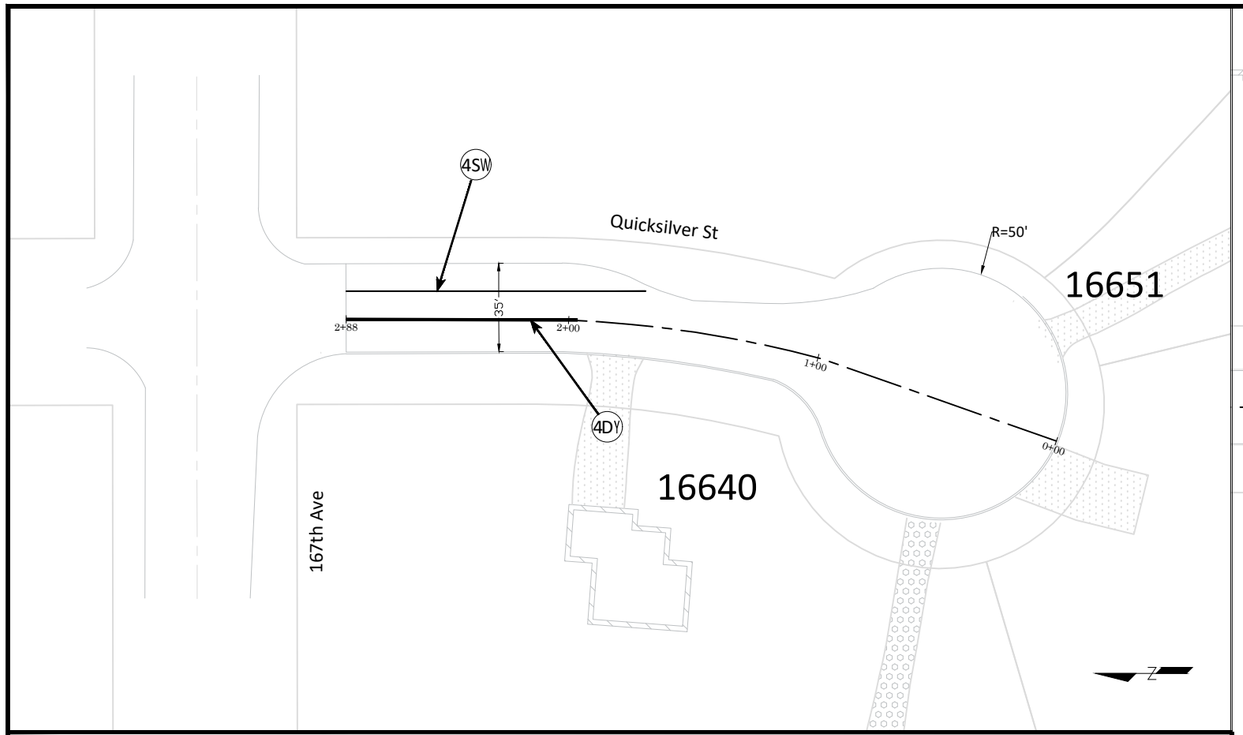
JOE FERIANCEK
Date 3/22/21 Lic. No. 57095

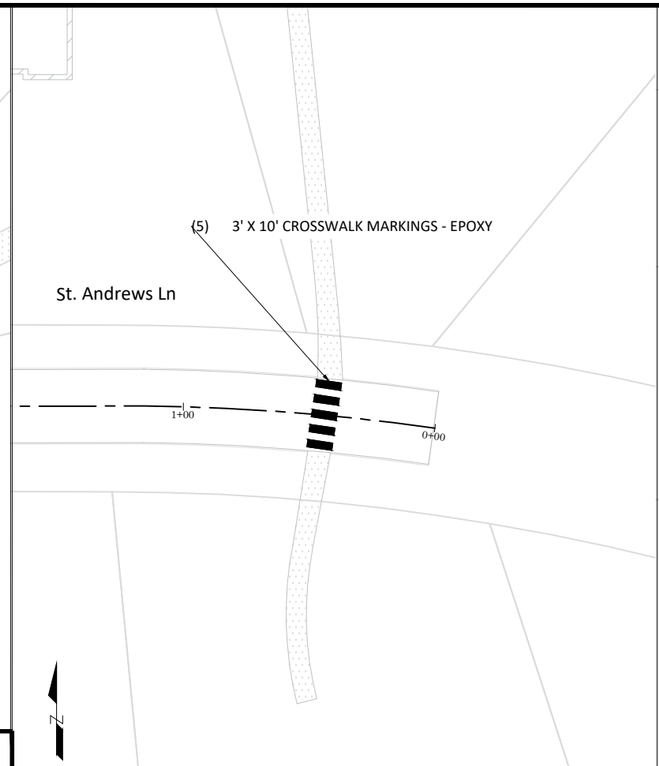
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/19/21
CHECKED BY:	JJF	FILE: 21-04

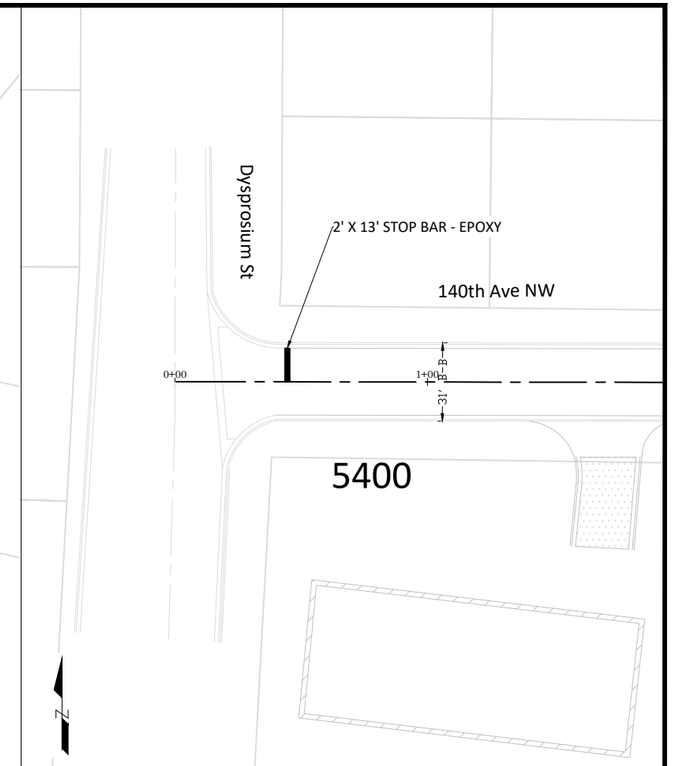
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

RAMSEY MEADOWS 2ND OVERLAY

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA



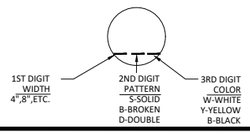




LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- TURN ARROW

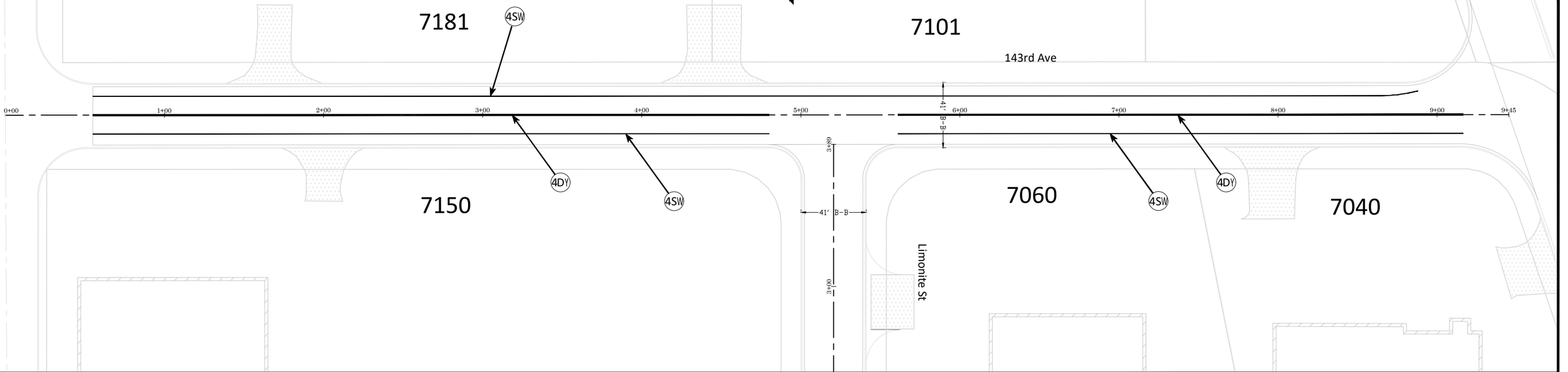
STRIPING KEY & LEGEND



CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

0 30 60 90
SCALE (FEET)



DATE	REVISION

Mar 22, 2021 - 8:32pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\21-04 2020 Neighborhood Overlay Program\Plan Drawings\18 PAVEMENT MARKING PLAN.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 3/22/21 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/19/21
CHECKED BY:	JJF	FILE: 21-04

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

PAVEMENT MARKING PLAN

2021 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 21-04
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 18 SHEETS

IP 21-04 Neighborhood Pavment Overlay Improvement
Street Segment Summary

Street Description					Street History					GPR Summary		
Subdivision	**Street**	**Segment Description**	**Length (feet)**	**Curb**	**2020 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
Birch Hill Lodges	Cobalt Street	Sunwood Drive / S EOP	770	concrete	6	2002	SC 2007	SC 2014		n/a	n/a	n/a *
Ferrum 1st & 2nd	Azurite Street	McKinley Street / 141st Avenue	909	concrete	7	1997	SC 2003	SC 2012		4.5	n/a	n/a
Gateway Industrial Park	143rd Avenue	Jaspar Street / CR 56	890	concrete	8	2000	SC 2006	SC 2018		4.4	4.5	8.9
	Limonite Street	142nd Avenue / 143rd Avenue	366	concrete	9	2005				n/a	n/a	n/a *
Mallard Ponds	140th Avenue	Dysprosium Street / CDS	280	concrete	9	2000	SC 2005	SC 2017		4.2	n/a	n/a
Northfork Itasca Point	159th Lane	Andrie Street / CDS	1,040	bit	8	1999	SC 2008	SC 2018		3.9	3.9	7.8
Northfork St. Andrews	Inverness Court	Inverness Lane / CDS	310	bit	8	2001	SC 2008	SC 2018		n/a	n/a	n/a *
	St. Andrews Court	St. Andrews Lane / CDS	528	bit	8	2001	SC 2008	SC 2018		n/a	n/a	n/a *
	St. Andrews Lane	Inverness Lane / SE EOP	3,268	bit	8	2001	SC 2008	SC 2018		n/a	n/a	n/a *
Oakridge Industrial Park	Sunfish Lake Court	CR 57 / E CDS	385	concrete	7	1997	SC 2003	SC 2015		4	n/a	n/a
Rabbit Run	Quicksilver Street	167th Avenue / CDS	308	n/a	6	1997	SC 2004	SC 2012		3.7	2.8	6.5
Ramsey Meadows 2nd	150th Lane	W EOP / CDS	312	concrete	9	1994	SC 1998	SC 2005	SC 2016	3.6	3	6.6
	Fluorine Street	149th Lane / CDS	207	concrete	8	1994	SC 1998	SC 2005	SC 2017	3.2	4.8	8.0
		Total Length	**9,573**	**1.81 mi.**	* street is known built to current city standards							

CC Regular Session **7. 4.**

Meeting Date: 04/27/2021

Submitted For: Bruce Westby, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title:

Adopt Resolution #21-108 Accepting Bids and Awarding Contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-108 Accepting Bids and Awarding Contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05.

Background:

Overlaying the Municipal State Aid (MSA) streets identified within the 2021 – 2030 Capital Improvement Program for 2021 will allow the City to maintain these streets in the most cost-effective manner throughout the serviceable life of the streets.

The MSA street segments proposed to receive bituminous pavement overlay improvements in 2021 are:

- Sunwood Drive between Bunker Lake Boulevard and Sunfish Lake Boulevard
- Sunwood Drive between Erkium Street and Trunk Highway 47

A street segment summary is attached. The proposed project is 0.72 miles in total length.

On January 12, 2021 the Ramsey City Council adopted resolution #21-012, ordering Staff to prepare plans and specifications for improvement project #21-05, 2021 MSA Pavement Overlay Improvements. Staff has prepared plans and specifications in-house, as part of their normal duties.

On March 23, 2021 the Ramsey City Council adopted resolution #21-075, approving plans and specifications for improvement project #21-05, and authorizing advertisements for bids.

The proposed improvements are designated as City Improvement Project #21-05, 2021 MSA Pavement Overlay Improvements.

No work is proposed to occur on Sunwood Drive east of Bunker Lake Boulevard as part of Anoka County's 2021 Bunker Lake Boulevard interim improvements project, other than striping for the proposed turn lanes as needed for the new signal system. Striping improvements proposed with this project will be coordinated with Anoka County to prevent/minimize any throw away costs, as best as practical.

Notification:

Advertisements were published in the Anoka Union Herald and in Finance & Commerce on March 26 and April 2, 2021. Bids were also advertised on-line on QuestCDN.

Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #21-108 accepting bids and awarding a contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05, to North Valley, Inc. for the total bid in the amount of $206,395.58.

Alternative #2 – Motion to deny adoption of Resolution #21-108 at this time.

Funding Source:

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on March 26 and April 2, 2021. On April 19, 2021 a total of eight (8) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

CONTRACTOR	**TOTAL BID**
North Valley, Inc.	$ 206,395.58
Valley Paving, Inc.	$ 220,979.51
Northwest	$ 226,862.01
Park Construction Company	$ 229,115.44
Asphalt Surface Technologies Corp.	$ 232,644.68
Rum River Contracting	$ 238,757.01
Bituminous Roadways, Inc.	$ 245,713.77
Omann Brothers Paving, Inc.	$ 256,877.47
Engineer's Estimate	*$258,919.50*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $206,395.58 for the total bid for construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bid. Adding indirect costs in the amount of 14% brings total project costs to $235,290.96.

The low bid is 20% less than the engineer's estimate of $258,919.50, primarily due to lower than estimated bituminous paving costs.

Funding sources for these improvements includes a mix of Municipal State Aid (MSA) Funds, and Stormwater Utility Funds.

- MSA Funds = $229,380.69
- Stormwater Utility Funds = $5,910.27
- **Total Project Costs = $235,290.96**

City Staff proposes to administer and inspect construction.

Plans and specifications were prepared in-house as part of Staff's normal duties.

Recommendation:

Staff recommends Alternative #1.

Action:

Motion to adopt Resolution #21-108 accepting bids and awarding a construction contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05, to North Valley, Inc. for the total bid in the amount of $206,395.58.

Attachments

Resolution #21-108

21-05 Final Plans

21-05 Street Segment Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/22/2021 12:27 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:46 PM
Form Started By: Joe Feriancek		Started On: 04/20/2021 07:54 AM
Final Approval Date: 04/22/2021		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-108

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2021 MSA PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #21-05

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous Municipal State Aid (MSA) street segments in 2021 as identified within the 2021 – 2030 Capital Improvement Program; and

WHEREAS, funding for this improvement is proposed to come from the MSA Fund and Stormwater Utility Fund with a total estimated project cost of $295,000; and

WHEREAS, pursuant to Ramsey City Staff resolution #21-012, adopted January 12, 2021, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for the same improvements.

WHEREAS, pursuant to Ramsey City Council resolution #21-075, adopted March 23, 2021, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, eight (8) bids were received, opened, and tabulated on April 19, 2021, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

CONTRACTOR	TOTAL BID
North Valley, Inc.	$ 206,395.58
Valley Paving, Inc.	$ 220,979.51
Northwest	$ 226,862.01
Park Construction Company	$ 229,115.44
Asphalt Surface Technologies Corp.	$ 232,644.68
Rum River Contracting	$ 238,757.01
Bituminous Roadways, Inc.	$ 245,713.77
Omann Brothers Paving, Inc.	$ 256,877.47

WHEREAS, the bid of North Valley, Inc., of Nowthen, Minnesota, in the amount of $206,395.58 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1.) The Mayor and City Administrator are hereby authorized and directed to enter into a

contract for said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the bid bonds made with their bids at such time that a contract has been executed.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of April, 2021.

_____
Mayor

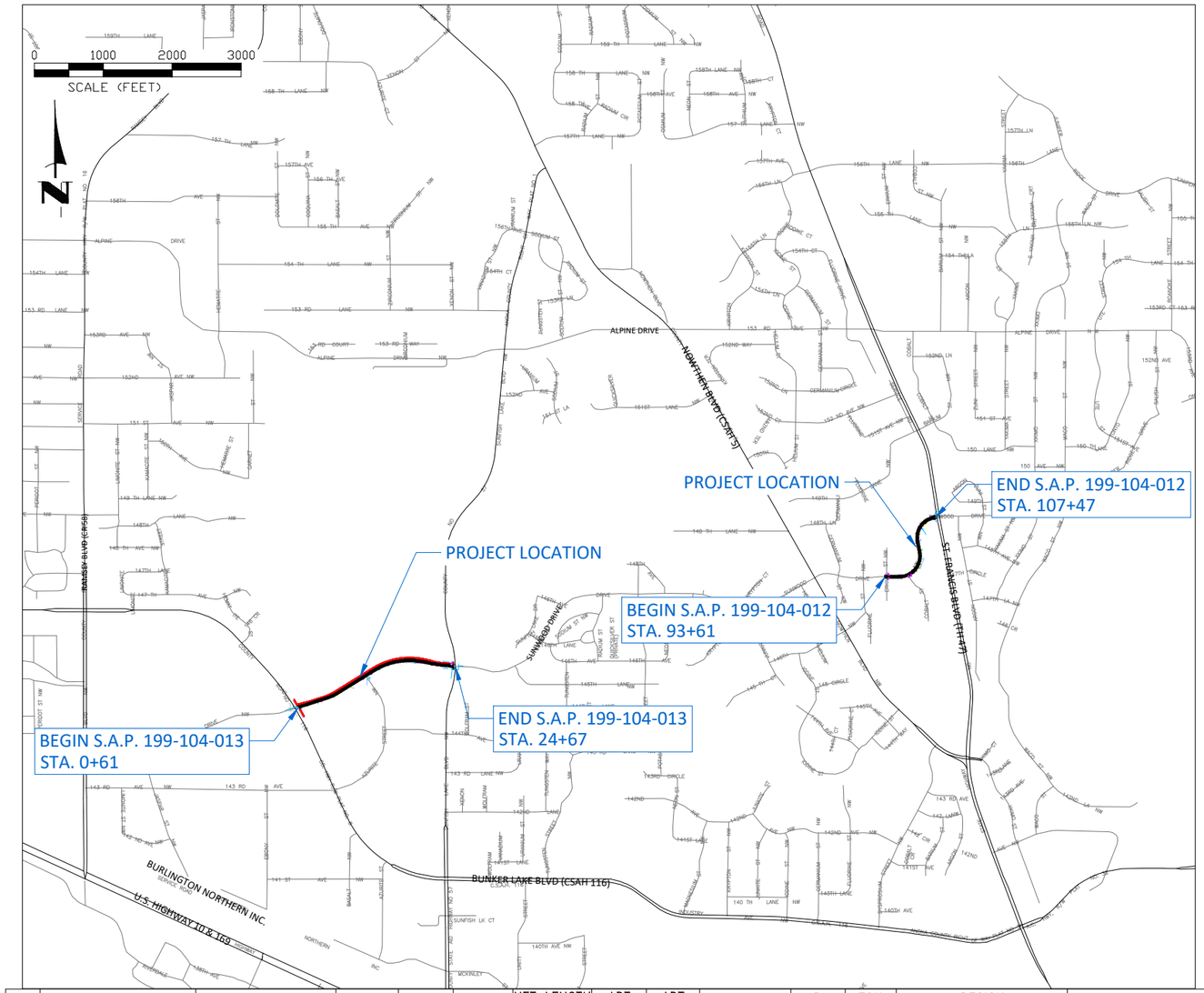
ATTEST:

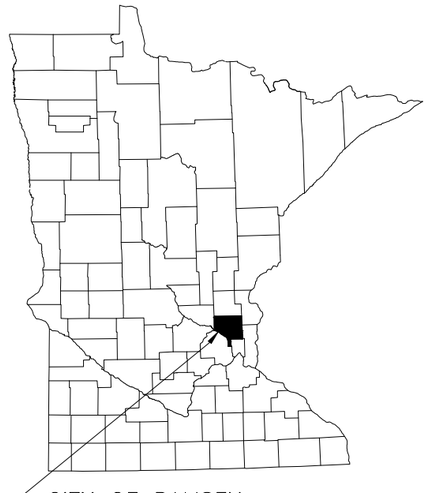
_____
City Clerk

CITY OF RAMSEY

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS, CITY IMPROVEMENT PROJECT NO. 21-05
STREET CONSTRUCTION PLANS FOR BITUMINOUS MILLING AND PAVING.
S.A.P. 199-104-012 & S.A.P. 199-104-013

S.A.P. 199-104-012 LOCATED ON SUNWOOD DRIVE BETWEEN ERKIUM STREET AND ST. FRANCIS BOULEVARD (TH 47)
S.A.P. 199-104-013 LOCATED ON SUNWOOD DRIVE BETWEEN BUNKER LAKE BOULEVARD (CSAH 116) AND SUNFISH LAKE BOULEVARD (CR 57)
FROM NW 1/4 OF THE SE 1/4 OF S27, T32, R25 TO NE 1/4 OF THE NW 1/4 OF S25, T32, R25





CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DISTRICT: METRO

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

	PROJECT	STA. TO STA.	GROSS LENGTH	BRIDGE LENGTH	NET LENGTH	NET LENGTH (MILES)	ADT (2021)	ADT (2041)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED	DESIGN SPEED NOT MET	NUMBER OF LANES	WIDTH OF LANES	NUMBER OF SHOULDERS	WIDTH OF LANES	FUNCTIONAL CLASSIFICATION
	S.A.P. 199-104-012 SUNWOOD DRIVE	93+61 TO 107+47	1386 FT	0 FT	1386 FT	0.26 MI	710	781	82000	60	9	30 MPH	N/A	2	12	2	8'	COLLECTOR
	S.A.P. 199-104-013 SUNWOOD DRIVE	0+61 TO 24+67	2406 FT	0 FT	2406 FT	0.46 MI	1130	1243	131000	60	9	30 MPH	N/A	2	12	2	8'	COLLECTOR

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STOPPING SIGHT DISTANCE BASED ON:
3.5 FT - HEIGHT OF EYE
2.0 FT - HEIGHT OF OBJECT

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)

SAP 199-104-012
SAP 199-104-013

DATE	REVISION
3/11/21	UPDATE NOTES & TYPICAL SECTION

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 17 SHEETS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	TYPICAL SECTION
04	CITY DETAILS
05 - 10	MNDOT PED RAMP DETAILS
11 - 13	BITUMINOUS MILL & OVERLAY - SUNWOOD DRIVE (CSAH 116 TO CR 57)
14 - 15	BITUMINOUS MILL & OVERLAY - SUNWOOD DRIVE (ERKIUM STREET TO TH 47)
16	PAVEMENT MARKING PLAN - SUNWOOD DRIVE (CSAH 116 TO CR 57)
17	PAVEMENT MARKING PLAN - SUNWOOD DRIVE (ERKIUM STREET TO TH 47)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANCEK, P.E. — LIC. NO. 57095 — DATE 2/25/21

APPROVED: CITY ENGINEER, CITY OF RAMSEY — DATE 3/11/21

For — DATE 3/15/2021
DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

For — DATE 3/15/2021
STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING

Mar 11, 2021 - 2:47pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Title Sheet.dwg

21-05 2021 MSA PAVEMENT OVERLAY IMPROVEMENTS
STATEMENT OF ESTIMATED QUANTITIES

NOTES	ITEM NO.	MNDOT SPEC NO.	ITEM DESCRIPTION	UNIT	TOTAL	PARTICIPATING S.A.P. 199-104-012		PARTICIPATING S.A.P. 199-104-013	
						STREET	STORM	STREET	STORM
	1	2021.501	MOBILIZATION	LS	1	0.4		0.6	
1	2	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	299	149		150	
1	3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	8			8	
1	4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	199	147		52	
1	5	2104.504	REMOVE CONCRETE VALLEY GUTTER	SY	39	39			
1	6	2104.504	REMOVE CONCRETE WALK	SY	69	42		27	
1	7	2232.504	MILL BITUMINOUS SURFACE (2.0")	SY	15622	5762		9860	
2	8	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1094	404		690	
3	9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0"	TON	1719	634		1085	
	10	2503.602	GROUT CATCH BASIN	EA	20		11		9
	11	2503.602	RESET CATCH BASIN	EA	5		1		4
	12	2504.602	ADJUST VALVE BOX	EA	13	3		10	
	13	2506.502	ADJUST FRAME AND RING CASTING	EA	17	6		11	
5	14	2521.504	6" CONCRETE WALK	SY	69	42		27	
5	15	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	299	149		150	
5	16	2531.504	7" CONCRETE VALLEY GUTTER	SY	39	39			
	17	2531.618	TRUNCATED DOMES	SF	128	72		56	
4	18	2563.601	TRAFFIC CONTROL	LS	1	0.4		0.6	
6	19	2574.507	TOPSOIL (LV)	CY	12	7		5	
	20	2575.504	SODDING TYPE LAWN	SY	77	45		32	
	21	2582.503	24" SOLID LINE PAINT (EPOXY)	LF	31	31			
	22	2582.503	4" BROKEN LINE PAINT (EPOXY)	LF	480			480	
	23	2582.503	4" DOUBLE SOLID LINE PAINT (EPOXY)	LF	1425	1425			
	24	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	7249	2648		4601	
	25	2582.518	CROSSWALK PAINT (EPOXY)	SF	256	256			
	26	2582.518	PAVEMENT MESSAGE PAINT (EPOXY)	SF	15	15			

STANDARD PLATES

THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT

4026 A	CONCRETE ENCASED CONCRETE ADJUSTING RINGS
4101 D	RING CASTING FOR MANHOLE OR CATCH BASIN
4108 F	ADJUSTING RINGS FOR CATCH BASINS AND MANHOLES
7038 A	DETECTABLE WARNING SURFACE TRUNCATED DOMES
7100 H	CONCRETE CURB AND GUTTER (DESIGN B AND DESIGN V)
8000 J	CHANNELIZERS (3 SHEETS)

STRIPING TABULATIONS

S.A.P. 199-104-013

DESCRIPTION	DIRECTION	STATION		PAVEMENT MESSAGE (EPOXY)		4" SOLID LINE (EPOXY)	4" DOUBLE SOLID LINE (EPOXY)	4" BROKEN LINE (EPOXY)	24" SOLID LINE (EPOXY)
		START	END	CROSS WALK	LEFT TURN	WHITE	YELLOW	YELLOW	YELLOW
				SF	EA*	LF	LF	LF	LF
8' SHOULDER	WB	0+65	24+29			2368			
8' SHOULDER	EB	0+73	10+87			1017			
CENTERLINE		0+76	24+36					480	
8' SHOULDER	EB	12+09	24+31			1216			
S.A.P. 199-104-013 TOTALS						4601		480	

S.A.P. 199-104-012

DESCRIPTION	DIRECTION	STATION		PAVEMENT MESSAGE (EPOXY)		4" SOLID LINE (EPOXY)	4" DOUBLE SOLID LINE (EPOXY)	4" BROKEN LINE (EPOXY)	24" SOLID LINE (EPOXY)
		START	END	CROSS WALK	LEFT TURN	WHITE	YELLOW	YELLOW	YELLOW
				SF	EA*	LF	LF	LF	LF
2'X8'		94+17	94+17	112					
8' SHOULDER	EB	94+31	96+89			262			
CENTERLINE		94+32	96+89				257		
8' SHOULDER	WB	94+32	107+36			1349			
8' SHOULDER	EB	97+51	105+16			769			
CENTERLINE		97+51	104+24				672		
CENTERLINE		104+24	105+98				175		
CENTERLINE		104+24	105+98				177		
CENTER MEDIAN HATCHING		104+53	105+59						31
CENTERLINE		105+98	107+36				144		
FOG LINE	EB	105+98	107+36			130			
14' LEFT TURN LANE	EB	105+98	107+36			138			
TURN LANE SYMBOL	EB	106+21	106+21		1				
2'X8'		107+43	107+43	144					
S.A.P. 199-104-012 TOTAL				256	1	2648	1425		31
PROJECT TOTALS				256	1	7249	1425	480	31
					* TURN LANE SYMBOL 15.00 SF				

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
3. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 110 LB/SY-IN.
4. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
5. FINISH WITH CLEAR CURING COMPOUND.
6. CV TO LV CONVERSION FACTOR = 1.3.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.

DATE	REVISION
3/11/21	UPDATE NOTES

Mar 11, 2021 - 2:39pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Title Sheet.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

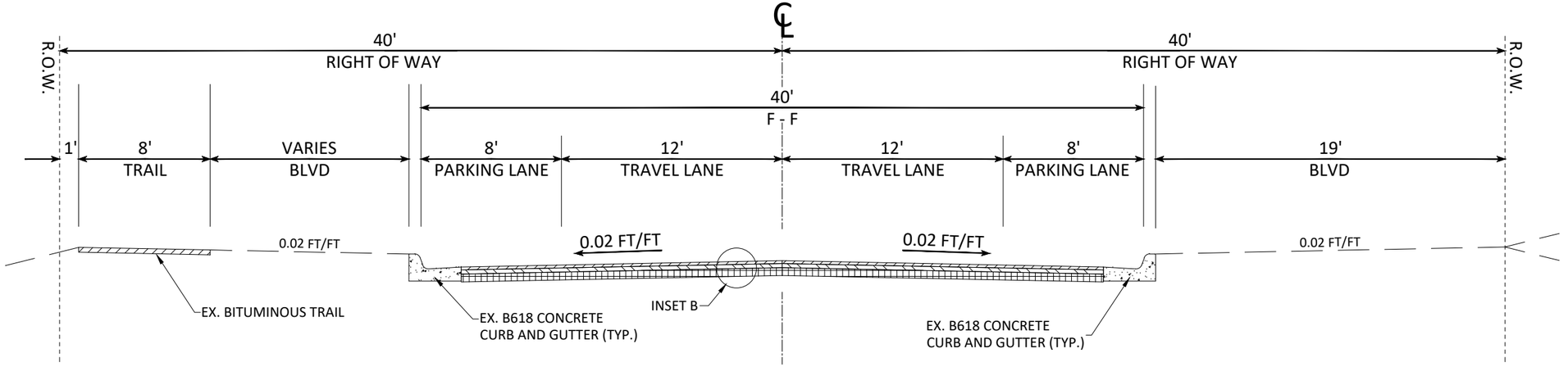
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	2/24/21
CHECKED BY:	LLL	FILE:	21-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

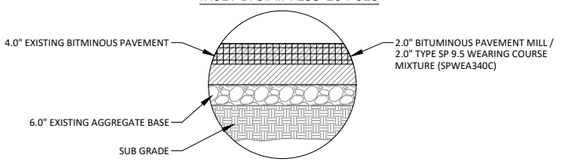
S.A.P. 199-104-012 & S.A.P. 199-104-013
STATEMENT OF ESTIMATED QUANTITIES

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

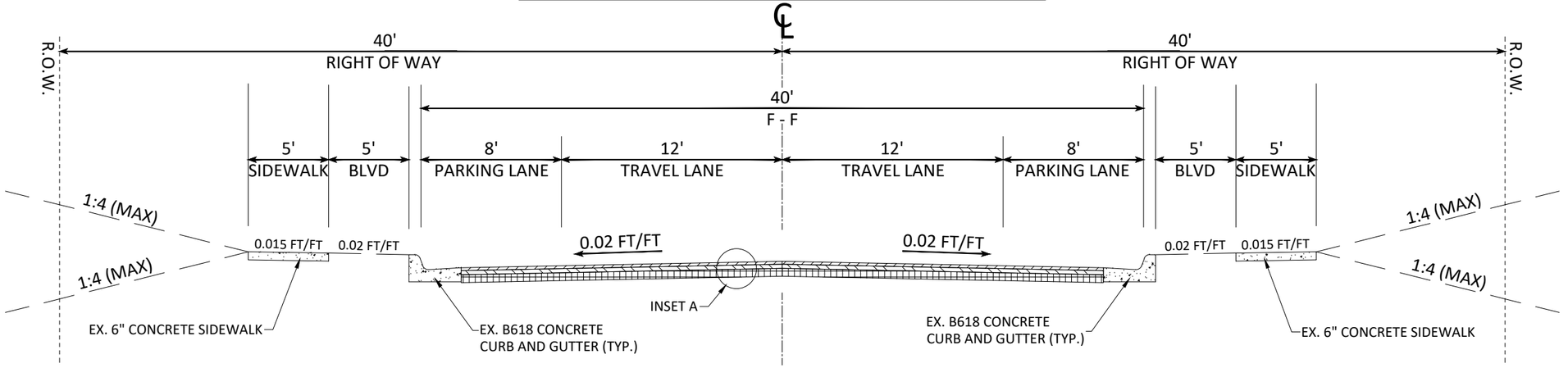
SUNWOOD DRIVE STA. 0+61 TO 24+67



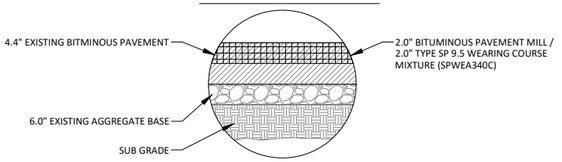
INSET B: S.A.P. 199-104-013



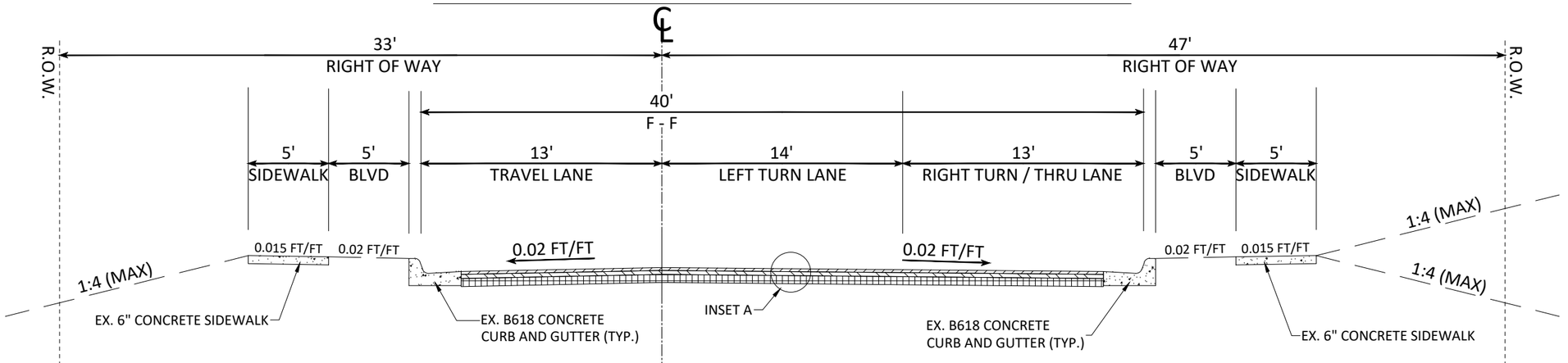
SUNWOOD DRIVE STA. 93+61 TO 105+98



INSET A: S.A.P. 199-104-012



SUNWOOD DRIVE TURN LANE STA. 105+95 TO 107+47



DATE	REVISION
3/11/21	ADD TYPICAL SECTION

Mar 12, 2021 - 11:32am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Title Sheet.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/11/21
CHECKED BY:	LLL	FILE: 21-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

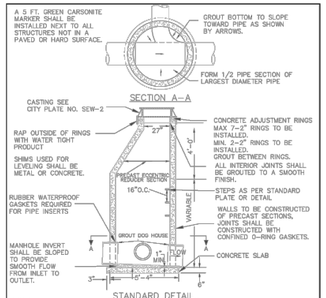
S.A.P. 199-104-012 & S.A.P. 199-104-013
TYPICAL SECTION

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 17 SHEETS

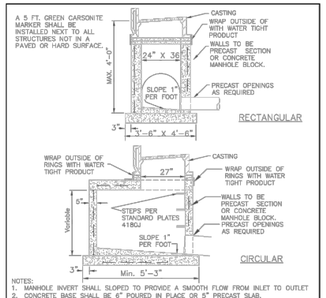
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019 | City of RAMSEY | STANDARD DETAILS: TOPSOIL REQUIREMENTS | CITY PLATE No. ERO–6



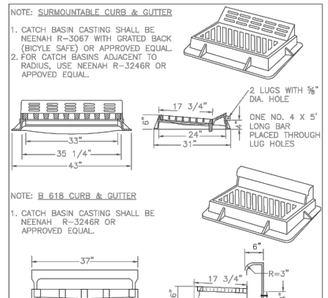
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: SANITARY MANHOLE | CITY PLATE No. SEW–1

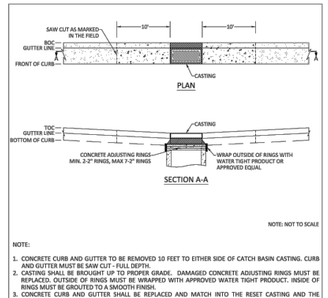


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007 | City of RAMSEY | STANDARD DETAILS: CATCH BASIN | CITY PLATE No. STO–1

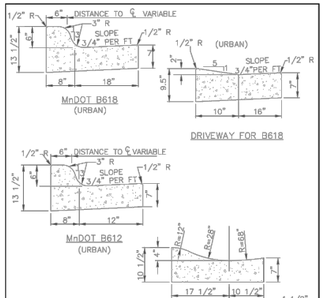


APPROVED: 7 – 2016 | City of RAMSEY | STANDARD DETAILS: STORMWATER CASTING | CITY PLATE No. STO–4



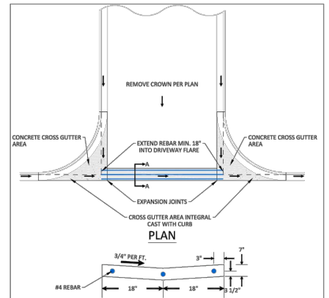
NOTE:
1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT – FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR–25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

APPROVED: 3 – 2017 | City of RAMSEY | STANDARD DETAILS: RESET CATCH BASIN CASTING | CITY PLATE No. STO–13



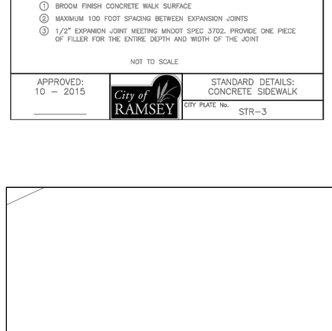
NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: CURB AND GUTTER | CITY PLATE No. STR–1



NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS GRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

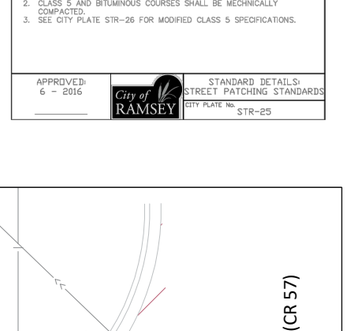
APPROVED: 3 – 2017 | City of RAMSEY | STANDARD DETAILS: CROSS GUTTER | CITY PLATE No. STR–2



NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 – 2015 | City of RAMSEY | STANDARD DETAILS: CONCRETE SIDEWALK | CITY PLATE No. STR–3



NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

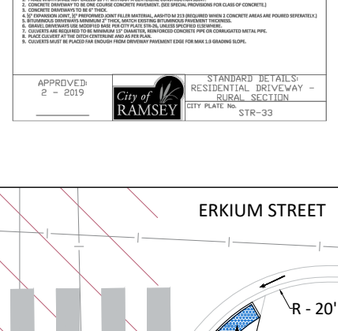
APPROVED: 6 – 2016 | City of RAMSEY | STANDARD DETAILS: STREET PATCHING STANDARDS | CITY PLATE No. STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

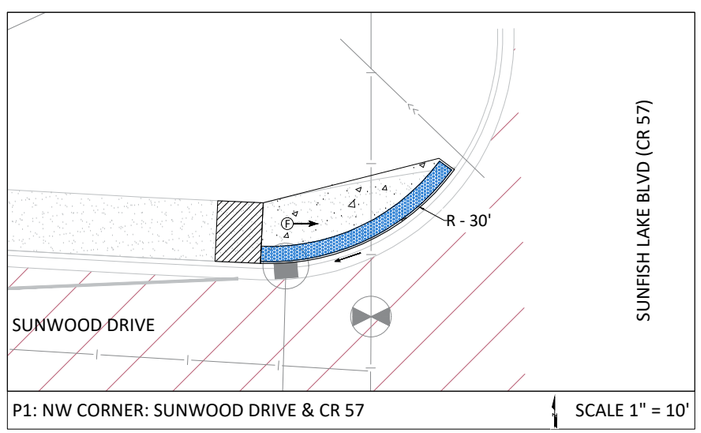
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 – 2003 | City of RAMSEY | STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS | CITY PLATE No. STR–26

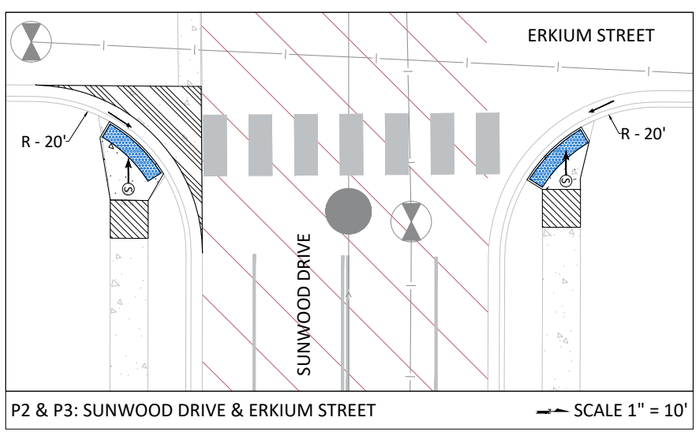


NOTES:
1. ROAD WIDTH SHALL NOT EXCEED 33 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. 32' EXPANSION JOINT, 37' PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK OVER A COMPACTED BITUMINOUS BASE OF EQUAL THICKNESS.
6. GRAVEL DRIVEWAYS SHALL BE CONSTRUCTED WITH CLASS 5 AGGREGATE SPECIFIED IN THIS DETAIL.
7. CULVERTS ARE REQUIRED TO BE MINIMUM 15" DIAMETER, REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE.
8. PLACE CULVERT AT THE DITCH CENTERLINE AND AS PER PLAN.
9. CULVERTS MUST BE PLACED FAR ENOUGH FROM DRIVEWAY PAVEMENT EDGE FOR MAX 3:1 GRADING SLOPE.

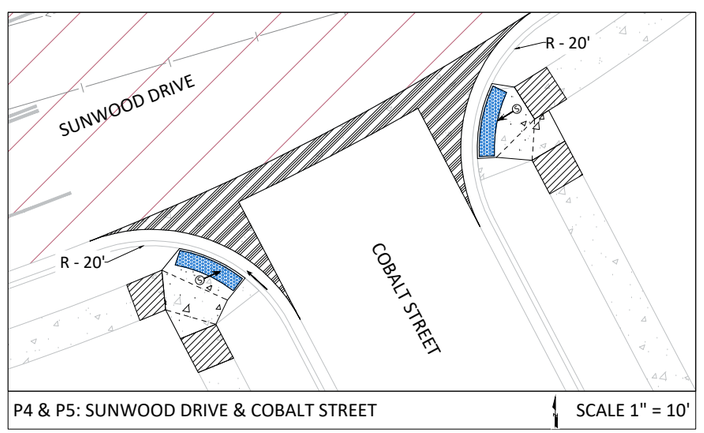
APPROVED: 2 – 2019 | City of RAMSEY | STANDARD DETAILS: RESIDENTIAL DRIVEWAY – RURAL SECTION | CITY PLATE No. STR–33



P1: NW CORNER: SUNWOOD DRIVE & CR 57 — SCALE 1" = 10'



P2 & P3: SUNWOOD DRIVE & ERKIUM STREET — SCALE 1" = 10'



P4 & P5: SUNWOOD DRIVE & COBALT STREET — SCALE 1" = 10'

PED RAMP LEGEND

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.
- DRAINAGE FLOW ARROW

DATE	REVISION

Mar 11, 2021 - 3:03pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Details.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

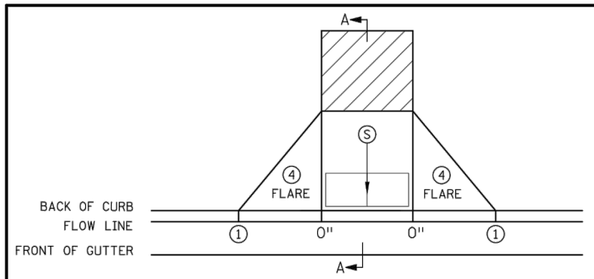
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/24/21
CHECKED BY:	LLL	FILE: 21-05

City of RAMSEY
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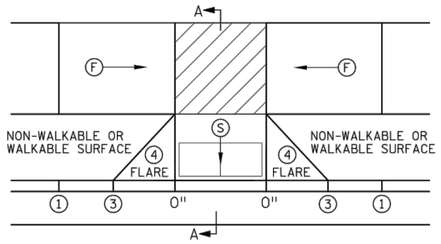
S.A.P. 199-104-012 & S.A.P. 199-104-013
CITY DETAILS

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

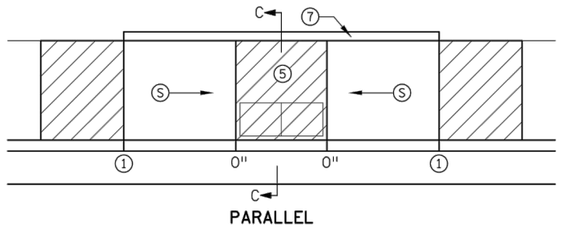
SHEET 04 OF 17 SHEETS



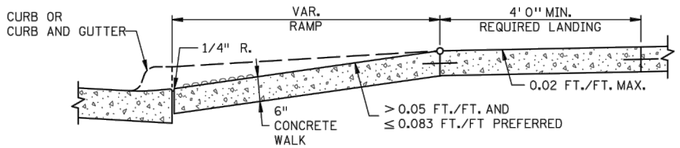
PERPENDICULAR



TIERED PERPENDICULAR

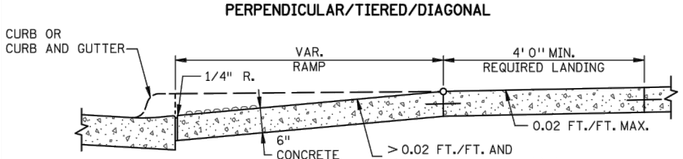


PARALLEL



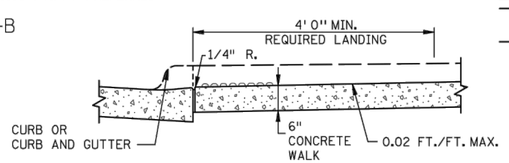
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



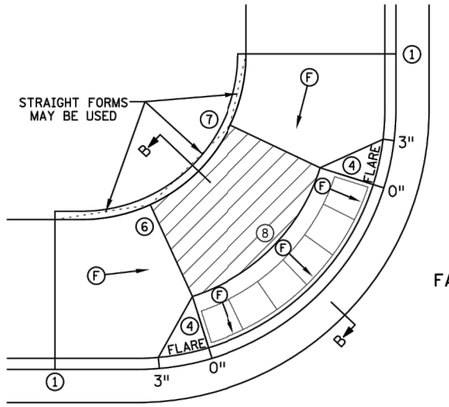
SECTION B-B

FAN

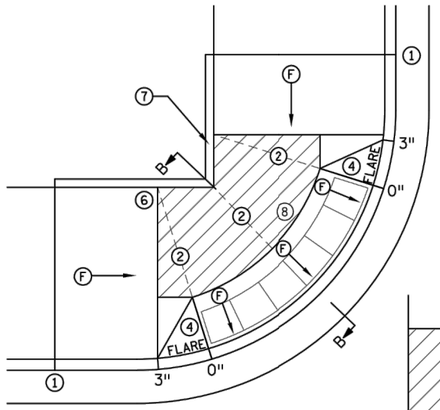


SECTION C-C

PARALLEL/DEPRESSED CORNER

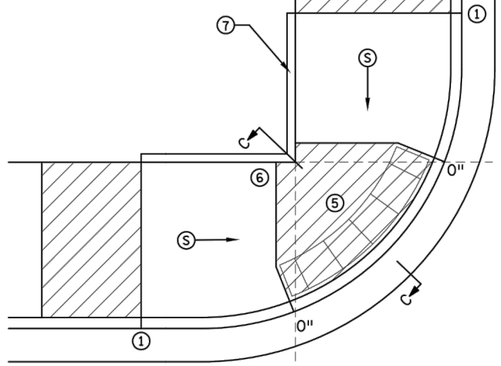


FAN (10)

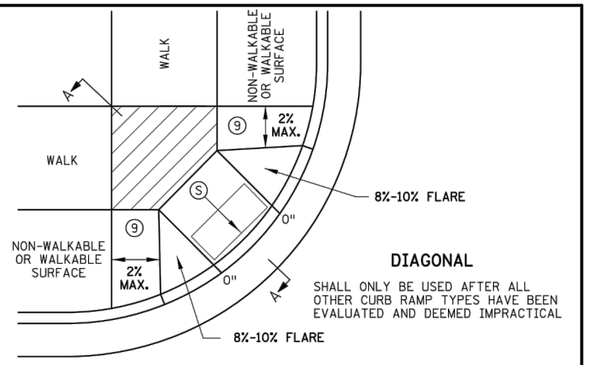


MODIFIED FAN (10)

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018

PLOT NAME: s250_1_spn
PATH & FILENAME: DT'S\DesignStandards\Development\New Border\200_Series\s250_1_spn.dgn

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Date_____ Lic. No. _____

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	2/24/21
CHECKED BY:	LLL	FILE:	21-05

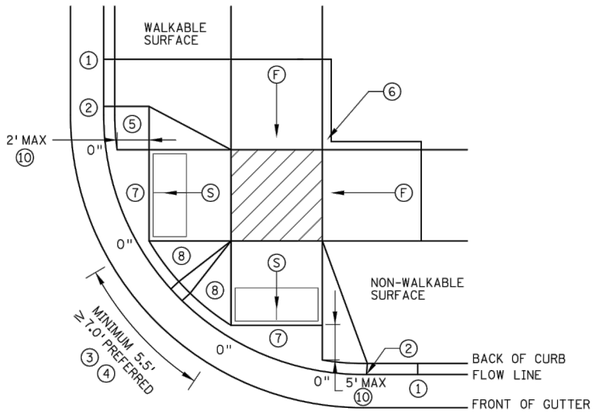
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

S.A.P. 199-104-012 & S.A.P. 199-104-013
MNDOT PED RAMP DETAILS

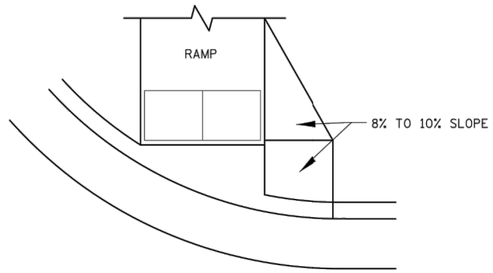
2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 17 SHEETS

Mar 11, 2021 - 3:04pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Details.dwg



COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

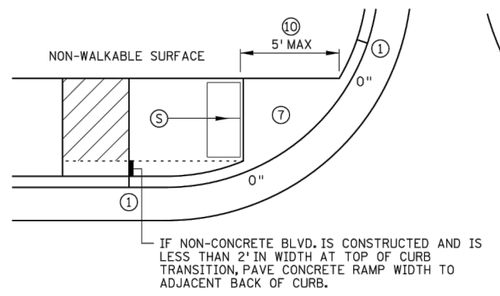
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

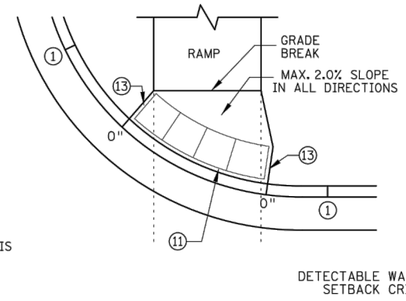
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

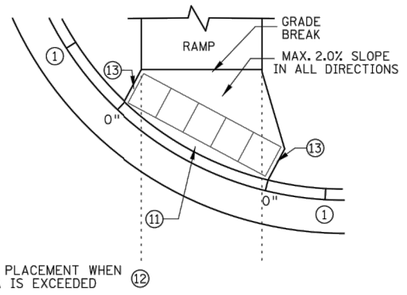
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

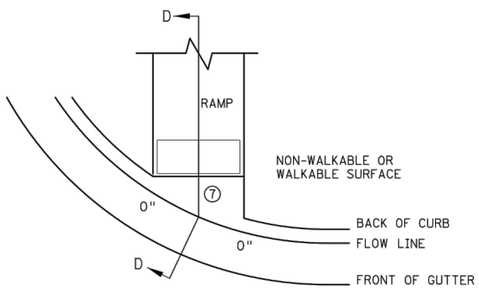


STANDARD ONE-WAY DIRECTIONAL ⑨

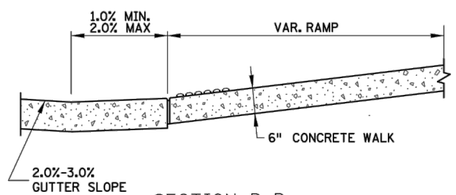


ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

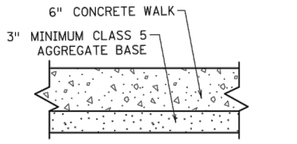




CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 2 OF 6

APPROVED: 1-23-2017
REVISED:
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. | (T.H.) | SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018
PLOT NAME: s250_2_spn
PATH & FILENAME: OTS\DesignStandards\Development\New Border\200_Series\s250_2_spndgn

DATE	REVISION

Mar 11, 2021 - 3:20pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Details.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Date_____ Lic. No. _____

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	2/24/21
CHECKED BY:	LLL	FILE:	21-05

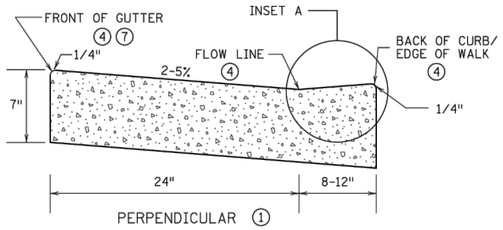
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

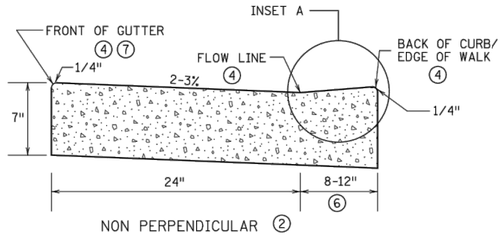
S.A.P. 199-104-012 & S.A.P. 199-104-013
MNDOT PED RAMP DETAILS

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 06 OF 17 SHEETS

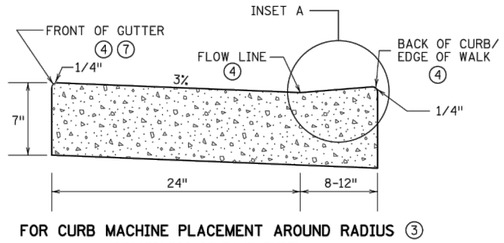


PERPENDICULAR ①

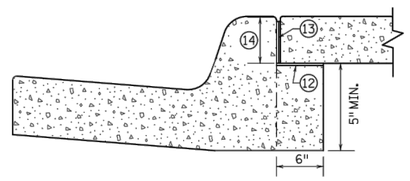


NON PERPENDICULAR ②

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

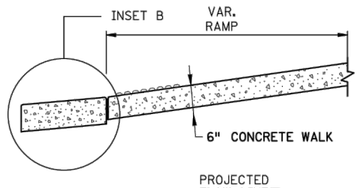


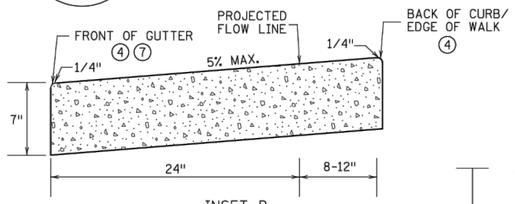
FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)



OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB

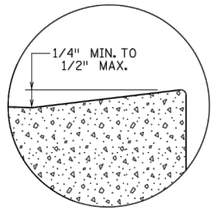
CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



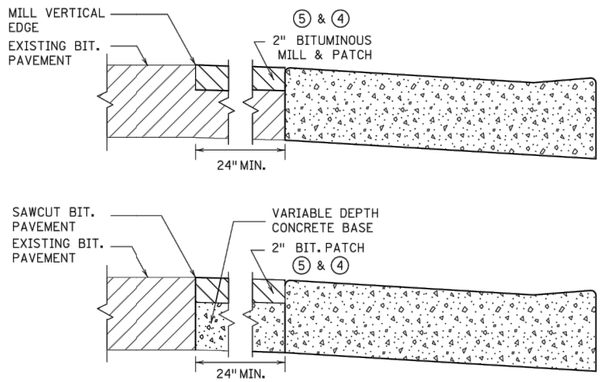


INSET B

OUTFLOW GUTTER ⑧



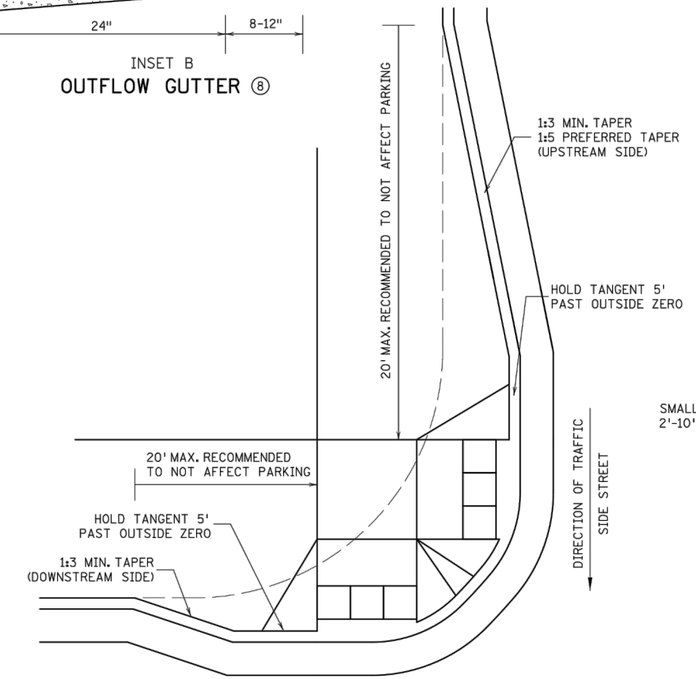
INSET A



ONLY ALLOWED PER ENGINEER'S APPROVAL

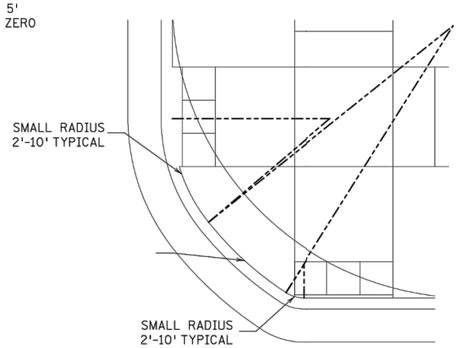
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪

DIRECTION OF TRAFFIC
MAIN STREET



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

⑫ PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

⑬ 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

⑭ DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 3 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. | (T.H.) | SHEET NO. OF SHEETS

PLOT NAME: s250_3_spn
PATH & FILENAME: O:\Design Standards\Development\New Border\200_Series\s250_3_spn.dgn

DATE	REVISION

Mar 11, 2021 - 3:08pm
O:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Details.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Date_____ Lic. No. _____

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	2/24/21
CHECKED BY:	LLL	FILE:	21-05

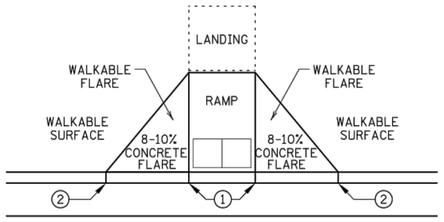
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

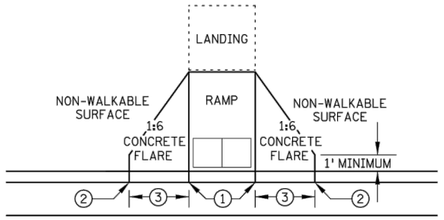
S.A.P. 199-104-012 & S.A.P. 199-104-013
MNDOT PED RAMP DETAILS

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

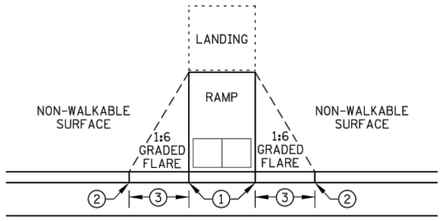
SHEET 07 OF 17 SHEETS



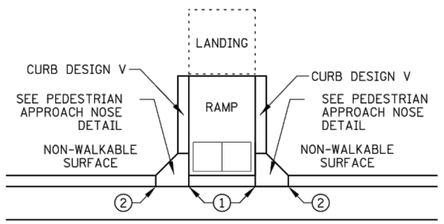
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

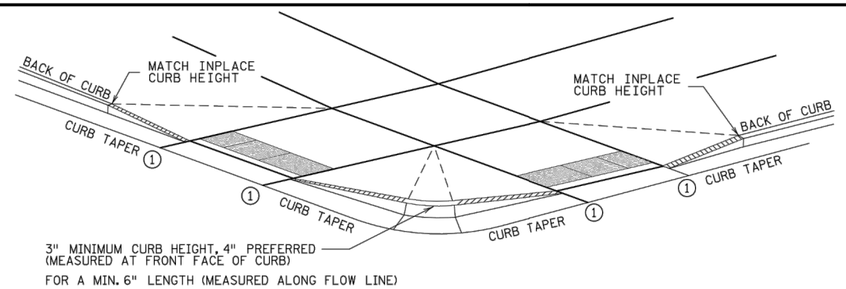


GRADED FLARES

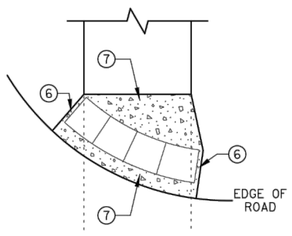


RETURNED CURB ⑤

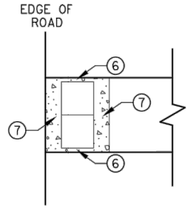
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

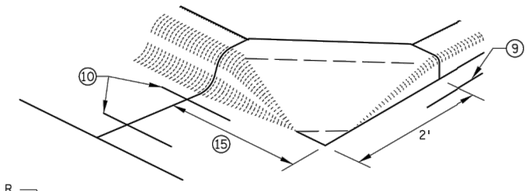


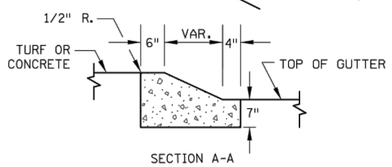
RADIAL DETECTABLE WARNING



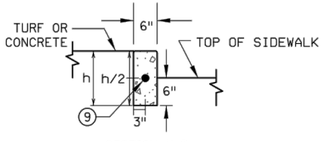
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

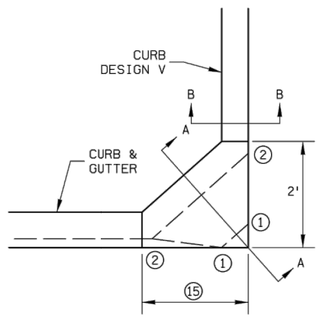




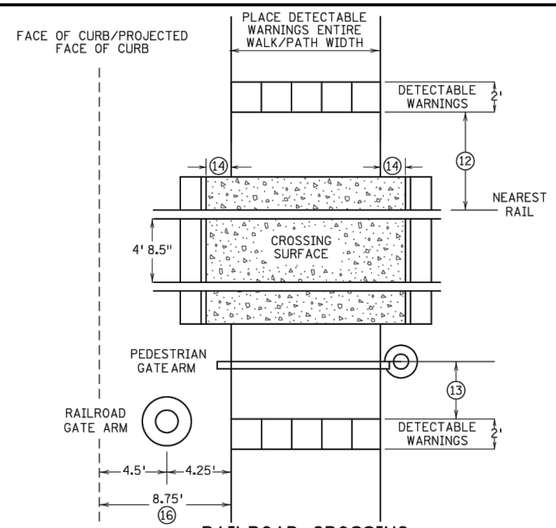
SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 4 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018

PLOT NAME: s250_4_spn
PATH & FILENAME: O:\DesignStandards\Development\New Border\200_Series\s250_4_spn.dgn

DATE	REVISION

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Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/24/21
CHECKED BY:	LLL	FILE: 21-05

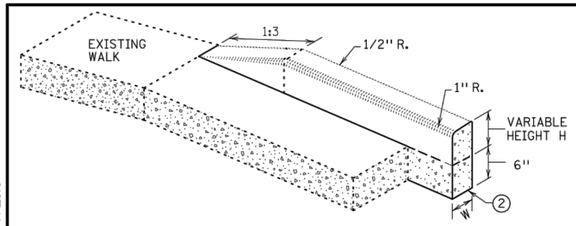
City of RAMSEY

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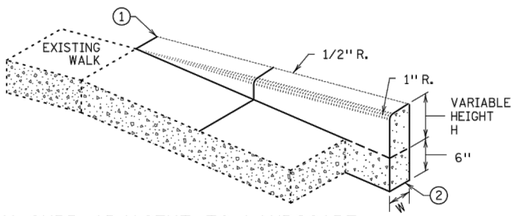
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CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 08 OF 17 SHEETS



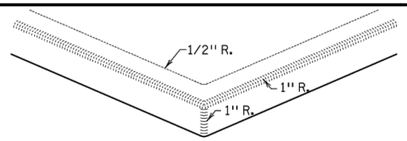
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

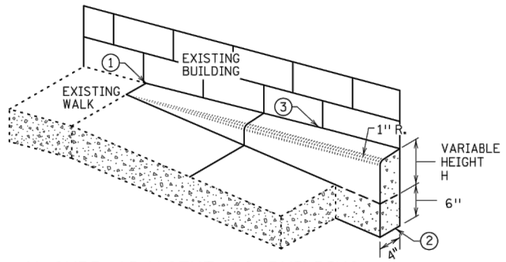


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

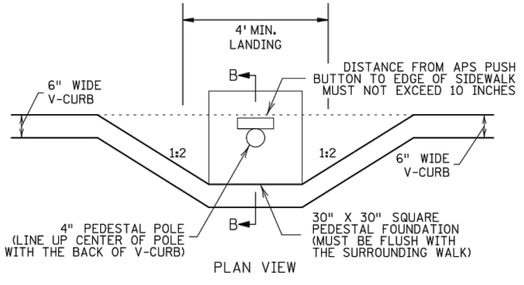


V CURB INTERSECTION

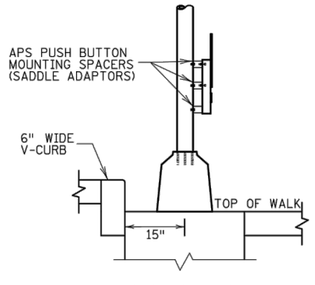


V CURB ADJACENT TO BUILDING OR BARRIER

CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

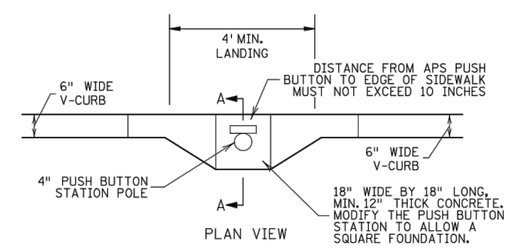


PLAN VIEW

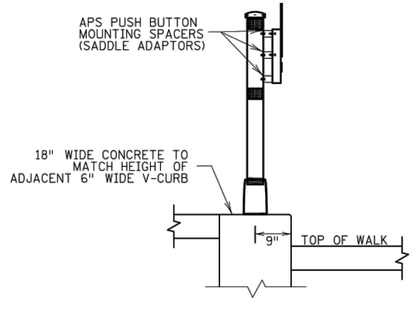


SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

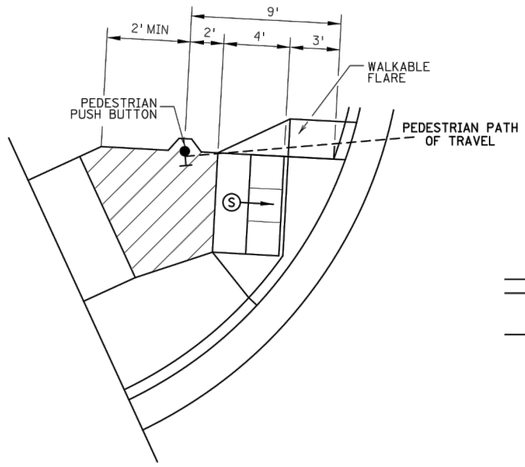


PLAN VIEW



SECTION A-A

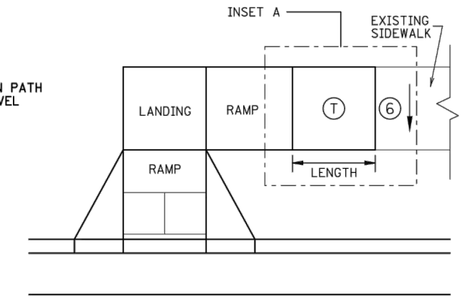
PUSH BUTTON STATION (V-CURB)

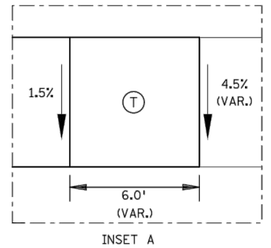


SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





TRANSITION PANEL ④⑤

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 5 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

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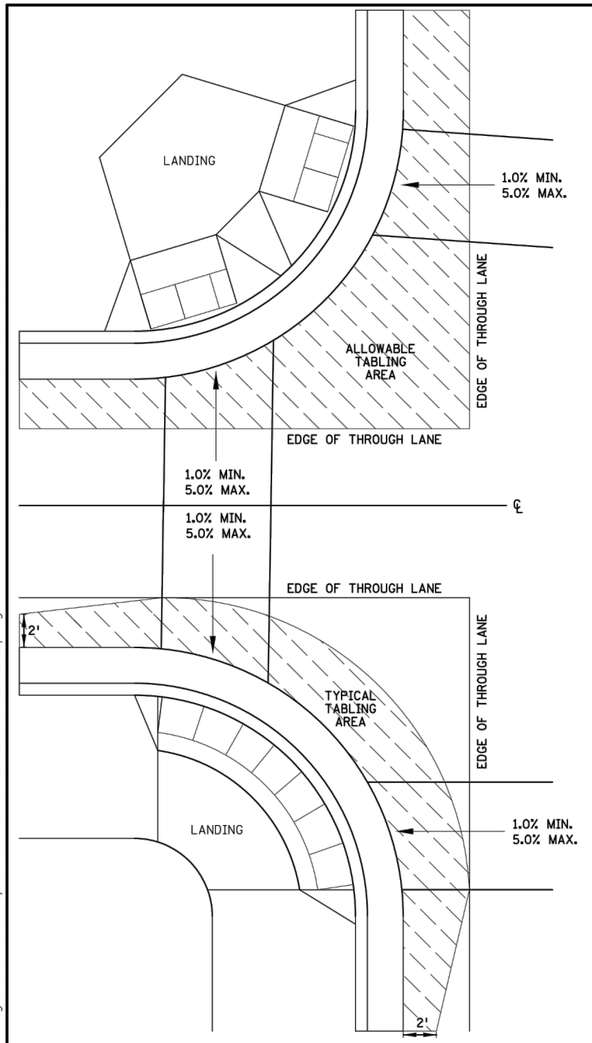
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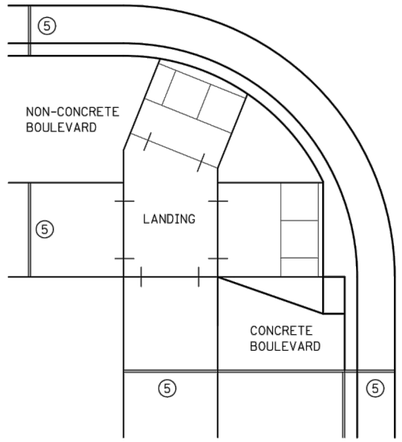
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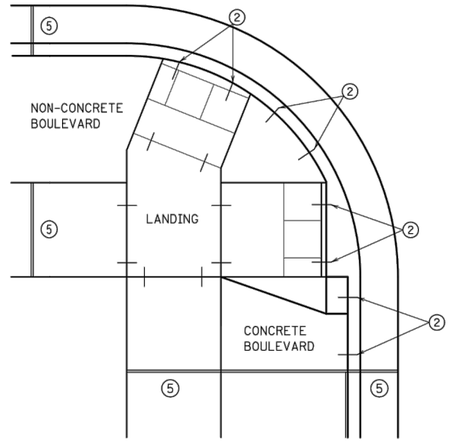
SHEET 09 OF 17 SHEETS



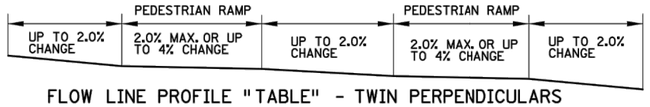
CURB LINE AND ROAD CROSSING ADJUSTMENTS



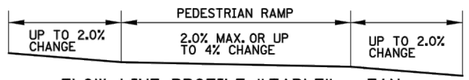
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④



FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



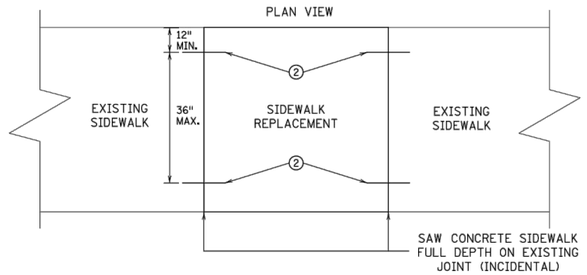
FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

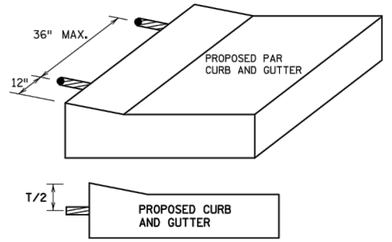


FLOW LINE PROFILE RAISE - FAN

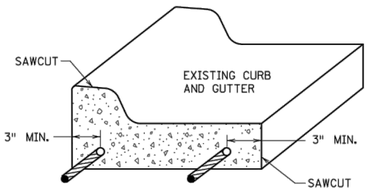


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

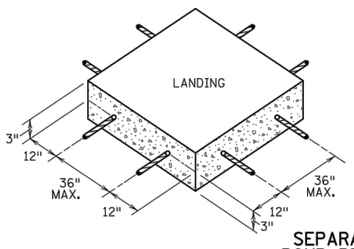


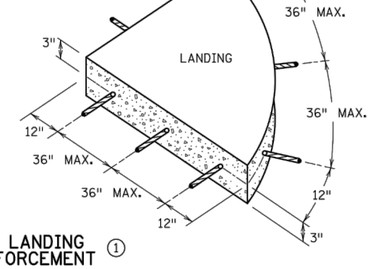
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.

③ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.

④ THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.

⑤ 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018
IPLOT NAME: s250_6_spn
PATH & FILENAME: O:\SVDesignStandards\Development\New Border\200_Series\s250_6_spn.dgn

DATE	REVISION

Mar 11, 2021 - 3:08pm
O:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-05 2020 MSA Overlay Program\Plan Drawings\21-05 Details.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/24/21
CHECKED BY:	LLL	FILE: 21-05

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

S.A.P. 199-104-012 & S.A.P. 199-104-013
MNDOT PED RAMP DETAILS

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 17 SHEETS

0 30 60 90
SCALE (FEET)

N

PID 273225130004

PID 273225420007

RESET CATCH BASIN (TYP.)

ADJUST FRAME & RING CASTING (TYP.)

GROUT CATCH BASIN (TYP.)

ADJUST VALVE BOX (TYP.)

BEGIN S.A.P. 199-104-013
STA. 0+61

REMOVE & REPLACE
CONCRETE CURB & GUTTER (TYP.)
RESTORE BLVD WITH 4" TOPSOIL & SOD (TYP.)

SUNWOOD DRIVE

BUNKER LAKE BOULEVARD (CSAH 116)

MATCH TO SHEET 12 STA 9+00

6600

6640

6690

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00

28

NOTE:
1. 2" BITUMINOUS PAVEMENT MILL AND OVERLAY, FULL WIDTH.
2. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY. REMOVALS SHALL BE MINIMUM FULL PANEL LENGTH.
3. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
4. PROTECT LANDSCAPING AND IRRIGATION.
5. RESTORATION SHALL INCLUDE 4" TOPSOIL AND SODDING TYPE LAWN.

LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- RESET CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- REMOVE & REPLACE CONCRETE WALK
- REMOVE & REPLACE CONCRETE VALLEY GUTTER
- SODDING TYPE LAWN
- REMOVE & REPLACE CONCRETE CURB & GUTTER

DATE	REVISION

Mar 11, 2021 - 3:16pm
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JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/24/21
CHECKED BY:	LLL	FILE: 21-05

CITY OF RAMSEY
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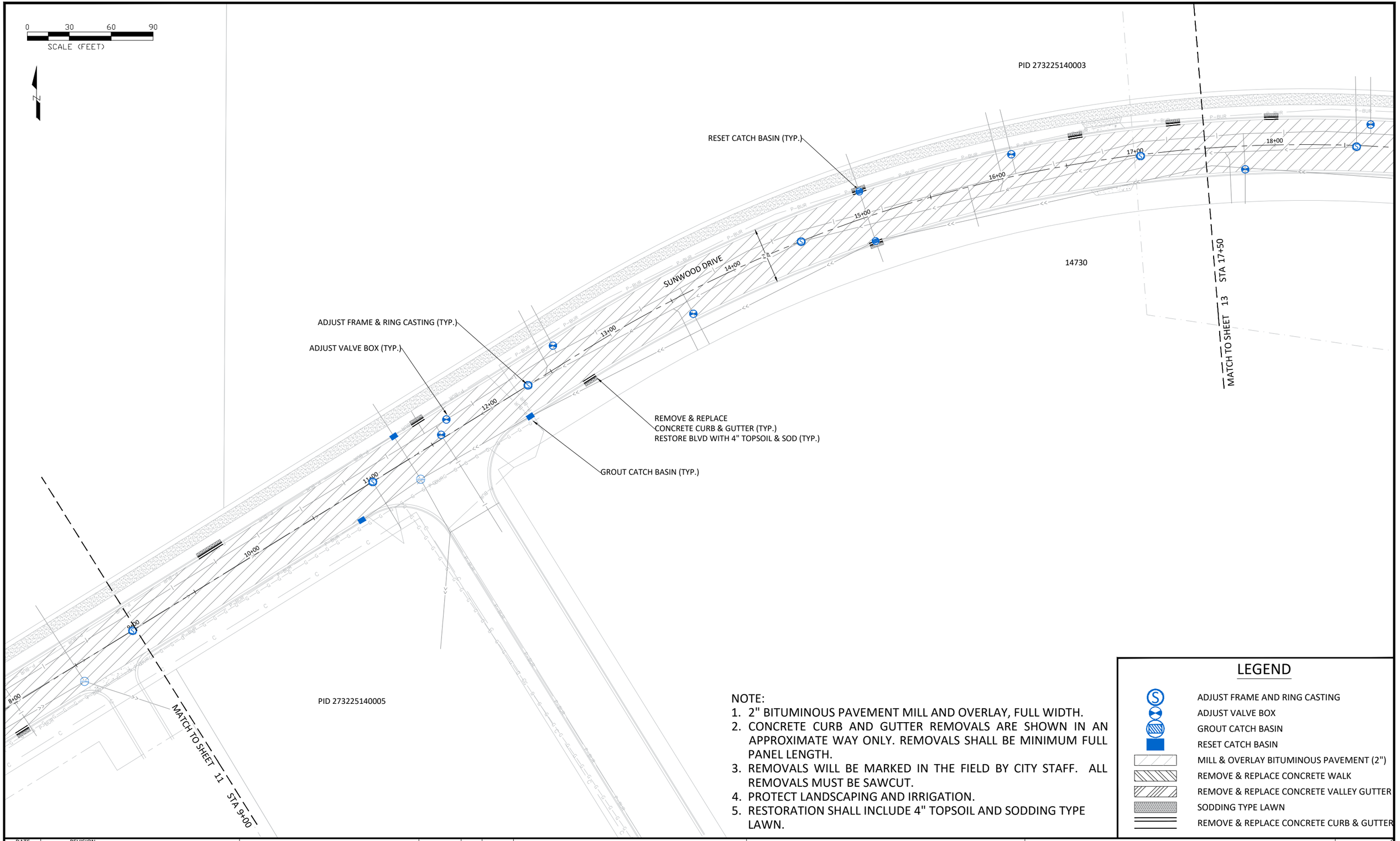
S.A.P. 199-104-013
BITUMINOUS MILL & OVERLAY
STA. 0+61 TO 9+00

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 17 SHEETS

0 30 60 90
SCALE (FEET)

N



NOTE:
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5. RESTORATION SHALL INCLUDE 4" TOPSOIL AND SODDING TYPE LAWN.

LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- RESET CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- REMOVE & REPLACE CONCRETE WALK
- REMOVE & REPLACE CONCRETE VALLEY GUTTER
- SODDING TYPE LAWN
- REMOVE & REPLACE CONCRETE CURB & GUTTER

DATE	REVISION

Mar 11, 2021 - 3:10pm
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JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/24/21
CHECKED BY:	LLL	FILE: 21-05

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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

S.A.P. 199-104-013
BITUMINOUS MILL & OVERLAY
STA. 9+00 TO 17+50

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 17 SHEETS

0 30 60 90
SCALE (FEET)

N

REMOVE & REPLACE
CONCRETE CURB & GUTTER (TYP.)
RESTORE BLVD WITH 4" TOPSOIL & SOD (TYP.)

ADJUST VALVE BOX (TYP.)

GROUT CATCH BASIN (TYP.)

PID 273225140003

14730

ADJUST FRAME & RING CASTING (TYP.)

MATCH TO SHEET 12 STA 17+50

16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00

SUNWOOD DRIVE

P1
SEE DETAIL SHEET 04.
REMOVE AND REPLACE CONCRETE WALK (27 SY)
TRUNCATED DOMES (56 SF)

PID 263225230023

RESET CATCH BASIN (TYP.)

SUNFISH LAKE BOULEVARD (CR 57)

SEE SHEET 14 STA. 93+61

PID 263225230024

END S.A.P. 199-104-013
STA. 24+67

NOTE:
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5. RESTORATION SHALL INCLUDE 4" TOPSOIL AND SODDING TYPE LAWN.

LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- RESET CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- REMOVE & REPLACE CONCRETE WALK
- REMOVE & REPLACE CONCRETE VALLEY GUTTER
- SODDING TYPE LAWN
- REMOVE & REPLACE CONCRETE CURB & GUTTER

DATE	REVISION

Mar 11, 2021 - 3:38pm
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JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

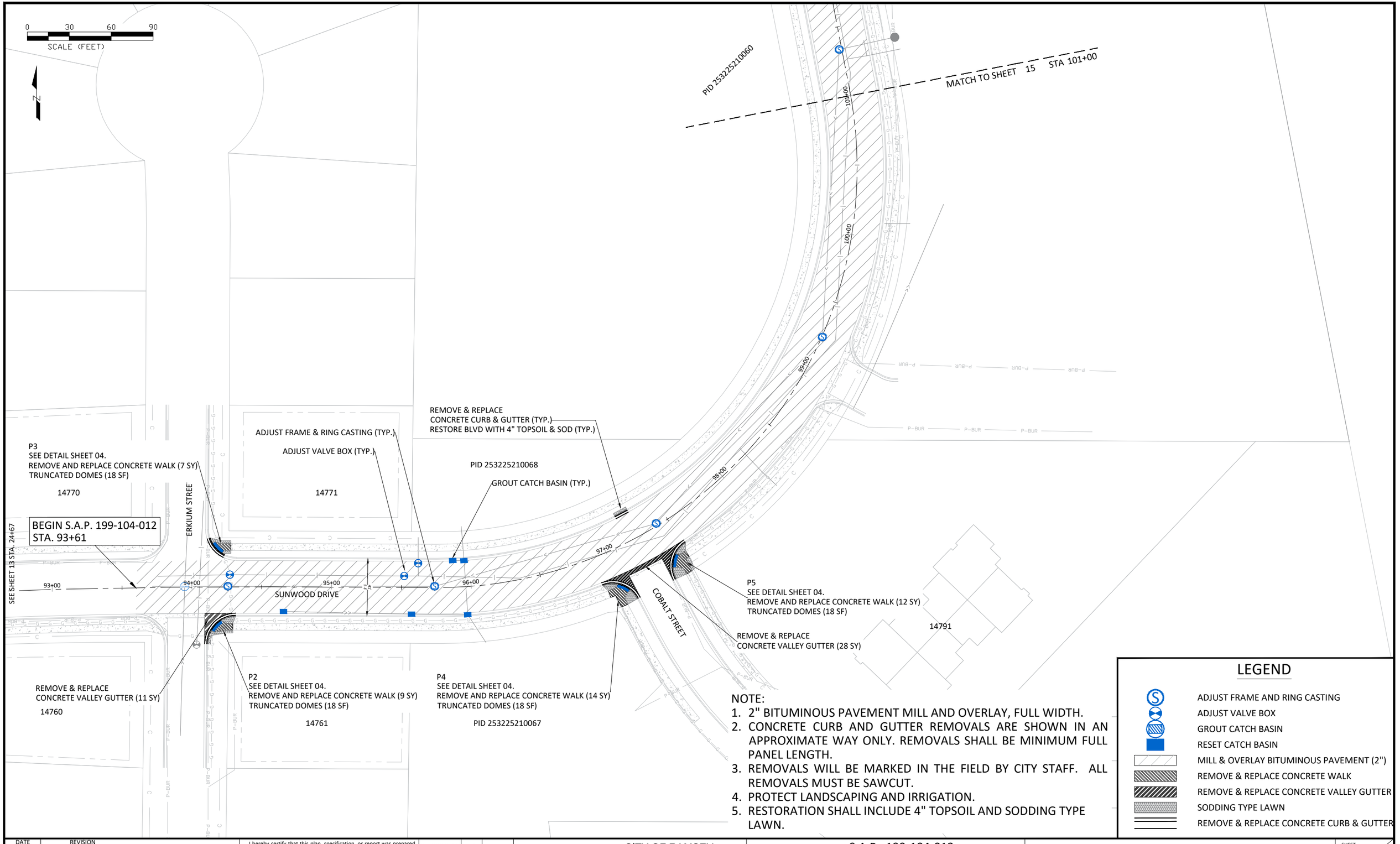
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/24/21
CHECKED BY:	LLL	FILE: 21-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

S.A.P. 199-104-013
BITUMINOUS MILL & OVERLAY
STA. 17+50 TO 24+67

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 17 SHEETS



NOTE:

1. 2" BITUMINOUS PAVEMENT MILL AND OVERLAY, FULL WIDTH.
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LEGEND

- ADJUST FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- RESET CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- REMOVE & REPLACE CONCRETE WALK
- REMOVE & REPLACE CONCRETE VALLEY GUTTER
- SODDING TYPE LAWN
- REMOVE & REPLACE CONCRETE CURB & GUTTER

DATE	REVISION

Mar 11, 2021 - 3:40pm
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JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	2/24/21
CHECKED BY:	LLL	FILE:	21-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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S.A.P. 199-104-012
BITUMINOUS MILL & OVERLAY
STA. 93+61 TO 101+00

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 17 SHEETS

0 30 60 90
SCALE (FEET)

N

REMOVE & REPLACE
CONCRETE CURB & GUTTER (TYP.)
RESTORE BLVD WITH 4" TOPSOIL & SOD (TYP.)

GROUT CATCH BASIN (TYP.)

149006

MNDOT RIGHT OF WAY

END S.A.P. 199-104-012
STA. 107+47

SUNWOOD DRIVE

105+00

106+00

107+00

104+00

RESET CATCH BASIN (TYP.)

MATCH EXISTING PAVEMENT
STA. 107+36

108+00

108+46

ST. FRANCIS BOULEVARD (TH 47)

103+00

MATCH TO SHEET 14 STA 101+00

PID 253225210060

102+00

SUNWOOD TOWNHOMES

MNDOT RIGHT OF WAY

101+00

ADJUST FRAME & RING CASTING (TYP.)

100+00

99+00

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LEGEND

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- ADJUST VALVE BOX
- GROUT CATCH BASIN
- RESET CATCH BASIN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- REMOVE & REPLACE CONCRETE WALK
- REMOVE & REPLACE CONCRETE VALLEY GUTTER
- SODDING TYPE LAWN
- REMOVE & REPLACE CONCRETE CURB & GUTTER

DATE	REVISION
3/11/21	UPDATE PROJECT END STATION.

Mar 11, 2021 - 3:48pm
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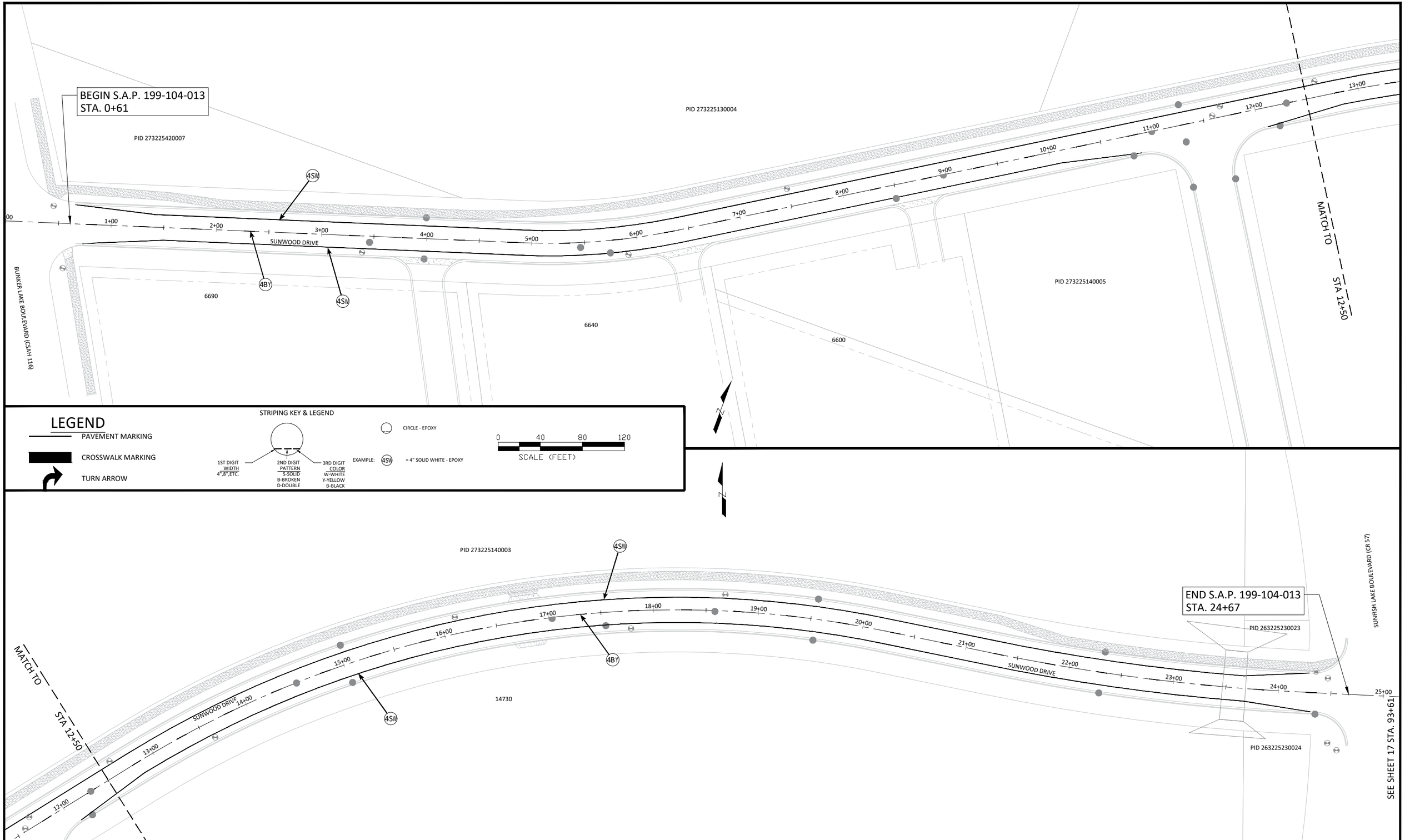
JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/24/21
CHECKED BY:	LLL	FILE: 21-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

S.A.P. 199-104-012
BITUMINOUS MILL & OVERLAY
STA. 101+00 TO 107+47

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- TURN ARROW

STRIPING KEY & LEGEND

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

DATE	REVISION

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S.A.P. 199-104-013
PAVEMENT MARKING PLAN
STA. 0+61 TO 24+67

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 17 SHEETS

Mar 11, 2021 - 3:50pm
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LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH: 4",8",ETC.
2ND DIGIT PATTERN: S-SOLID, B-BROKEN, D-DOUBLE
3RD DIGIT COLOR: W-WHITE, Y-YELLOW, B-BLACK

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

CIRCLE - EPOXY

0 40 80 120
SCALE (FEET)

DATE	REVISION
3/11/21	UPDATE PROJECT END STATION.

Mar 11, 2021 - 3:52pm
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JOE FERIANCEK
Date 2/25/21 Lic. No. 57095

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RAMSEY, MN 55303
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S.A.P. 199-104-013
PAVEMENT MARKING PLAN
STA. 93+61 TO 107+36

2021 MUNICIPAL STATE AID PAVEMENT OVERLAYS
CITY PROJECT NO. 21-05
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 17 SHEETS

IP 21-05 MSA Pavment Overlay Improvement
Street Segment Summary

Street Description					Street History					GPR Summary		
Subdivision	**Street**	**Segment Description**	**Length (feet)**	**Curb**	**2020 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
MSA	Sunwood Drive	CR 116 / CR 57	2,407	concrete	7	2002	SC 2007	SC 2014		4	2.4	6.4
MSA	Sunwood Drive	Erkium Street / TH 47	1,375	concrete	7	2000	SC 2006	SC 2018		4.2	2.2	6.4
		Total Length	**3,782**	**0.72 mi.**								

CC Regular Session **7. 5.**

Meeting Date: 04/27/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

~~Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)~~ **Please Note: this case was moved to Case 7.09 on the Regular Agenda.**

Purpose/Background:

The purpose of this case is to review a request from PSD, LLC (the "Applicant") for Site Plan and Final Plat approval for a new building in Bunker Lake Industrial Park. In total, Bunker Lake Industrial Park (BLIP) is approximately 45 acres and this will be the fourth building in the development. The Subject Property is south of Bunker Lake Blvd and west of Jackal St NW, and the property is approximately 26 acres, of which 8.1 acres will be platted. The proposed building is approximately 72,000 square feet and will be used by an industrial user.

Notification:

No notification is required for final plat or site plan approval. This case does not request any deviations from the City's Code that would require notice (e.g. variance); however, notice is required for the ordinance to vacate right-of-way and easements onsite. A public notice will be published with the adoption of the ordinance at the next meeting.

Observations/Alternatives:

Summary

The Applicant is requesting approval of Final Plat for Bunker Lake Industrial Park 3rd Addition and Site Plan approval for BLIP 4 (the 4th building in the development). BLIP has been a very successful industrial district in the City of Ramsey, which is generally south of Bunker Lake Boulevard and west of Ferret Street and Armstrong Boulevard. The industrial park is home to Adrenaline Sports, Team Packaging, Jump'n Gymnastics, Northwoods Machine, Diamond Graphics, and 401 Manufacturing, to name a few. The existing buildings are east of Jackal Street NW and south of 147th Lane NW. The new proposed building will be east of Jackal Street and north of 147th Lane NW. The City is excited to see the desire and need for industrial growth in Ramsey.

Zoning:

The site is zoned E-3 Industrial District. The Site Plan generally meets the requirements of the district, with one change required to the site plan based on Planning requirements - the parking setback needs to be updated to the correct setback from the ROW boundary (20 feet). This is a minor change and should not cause significant changes on the Site Plan. Additionally, the ROW should be drawn to the correct dimensions as required by City Code. These types of comments are standard and have been communicated to the Applicant.

Code Sections:

- Section 117-124: E-3 Employment District

Vacations

This case includes requests for right-of-way (ROW) and drainage and utility (D/U) easement vacation. Those requests are handled by City Council only. These are standard requests associated with site plans and final plats, previous easements are vacated on the underlying parcel and are re-dedicated with the new plat. This helps maintain a clean title on the property and recordings against the property at the County.

Alternatives:

- Alternative 1: Approval of Resolution #21-089. As the project meets all City Code standards and there are no requested deviations at this time, the Planning Commission recommended approval of the project and is supportive of this alternative.
- Alternative 2: Recommend denial of Resolution #21-089. The project meets all City Code standards and there are no requested deviations at this time.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

The Planning Commission recommends approval of the project and Resolution #21-089.

Action:

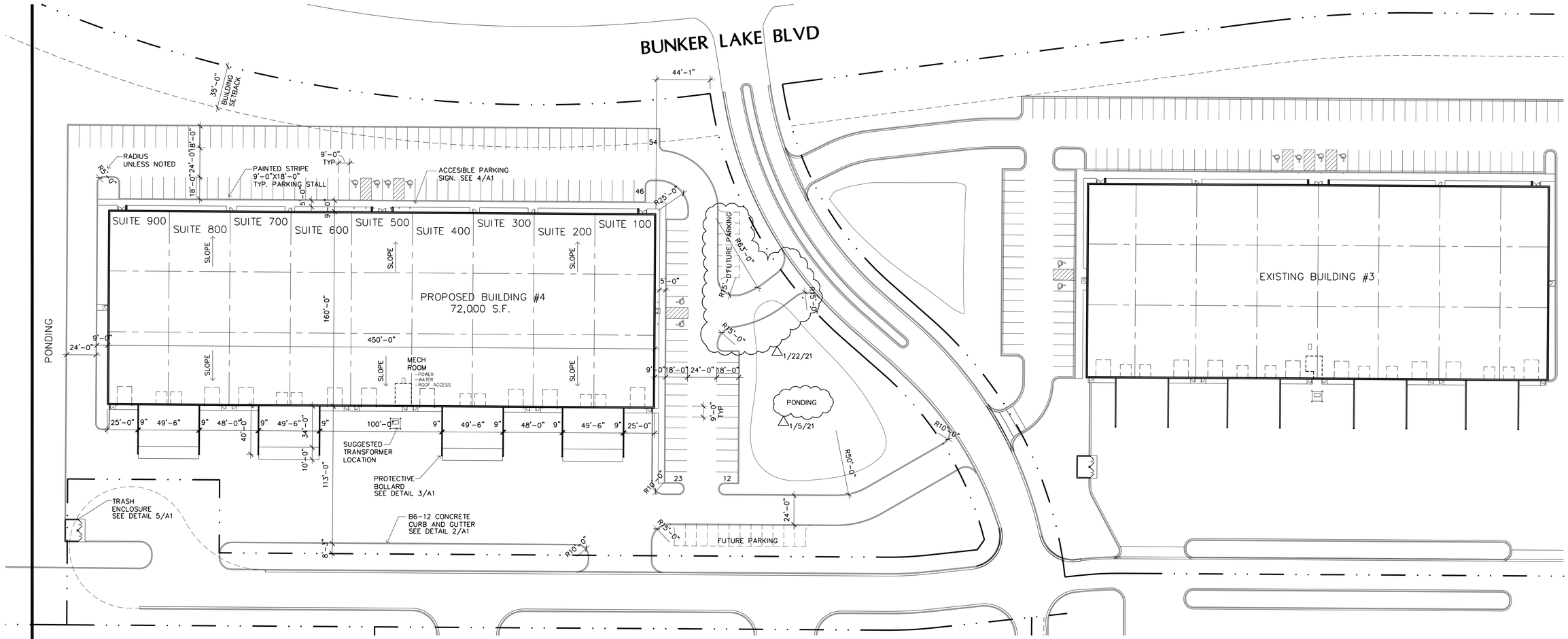
Motion to adopt Resolution #21-089 approving Bunker Lake Industrial Park 3rd Addition and Building 4 and motion to introduce Ordinance 21-12 vacating right-of-way and drainage and utility easement onsite.

Attachments

Site Plan
Building Elevations
Final Plat
Staff Review (High Level)
Changemark Report (Detailed Comments)
Planning Review Memo
Draft April 8 Planning Commission Minutes
ACTION Resolution #21-089
ACTION Ordinance #21-12

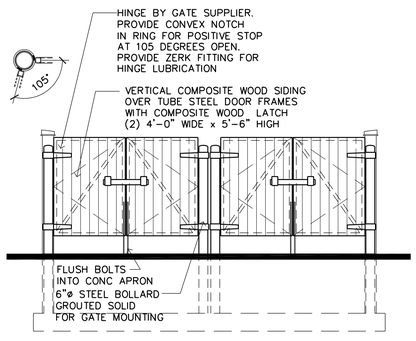
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:20 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:35 PM
Form Started By: Chloe McGuire Brigl		Started On: 04/14/2021 12:43 PM
Final Approval Date: 05/11/2021		

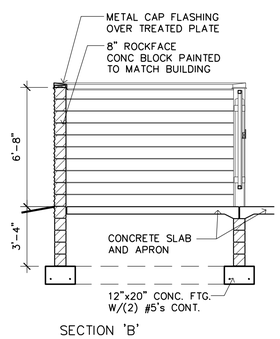


1 / A1 SITE PLAN
SCALE: 1" = 40'-0"

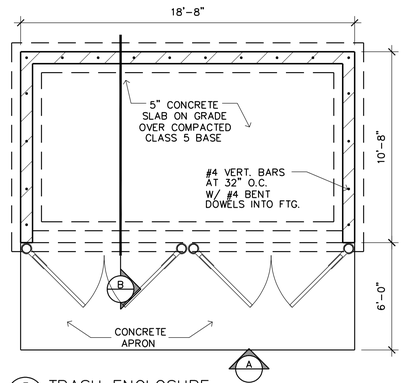
NORTH



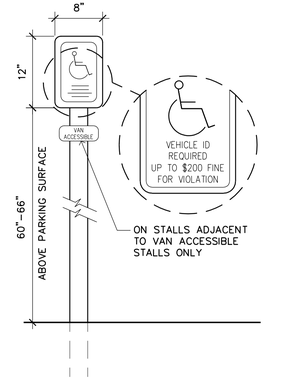
ELEVATION 'A'



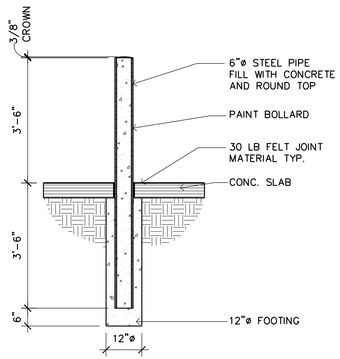
SECTION 'B'



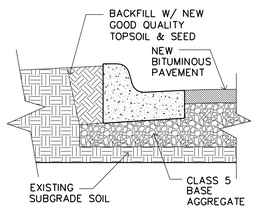
5 / A1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



4 / A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



3 / A1 CONCRETE BOLLARD
SCALE: 1/2" = 1'-0"



2 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #4\BUNKER LAKE #4-A1

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
12/29/20
DATE

BUNKER LAKE INDUSTRIAL PARK BUIDLING #4

Ramsey, Minnesota

Copyright 2020
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

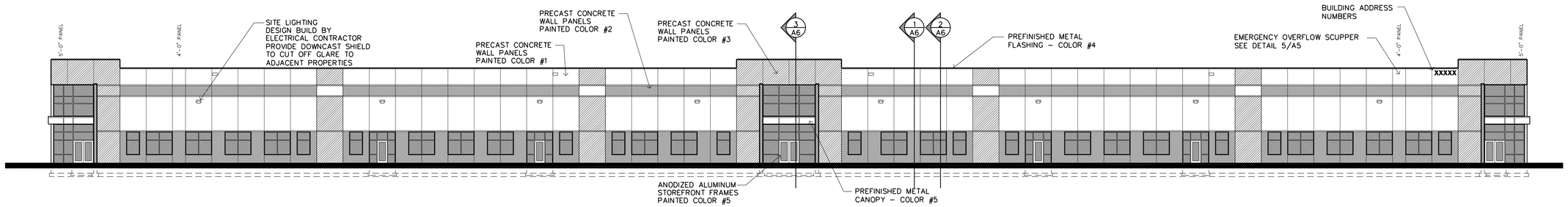
5/30/19	PRELIMINARY
2/5/20	FINAL REVIEW
12/29/20	ISSUE FOR PERMIT

SITE PLAN

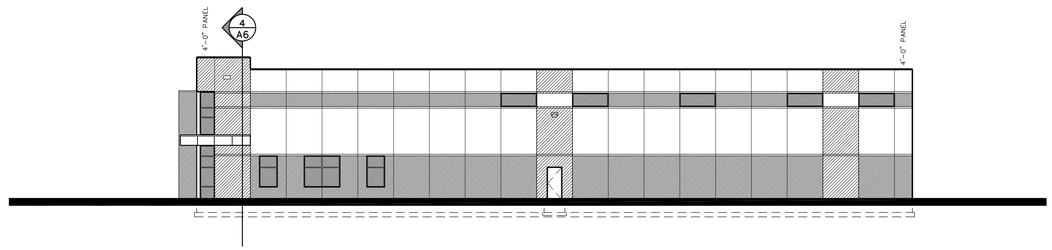
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A1

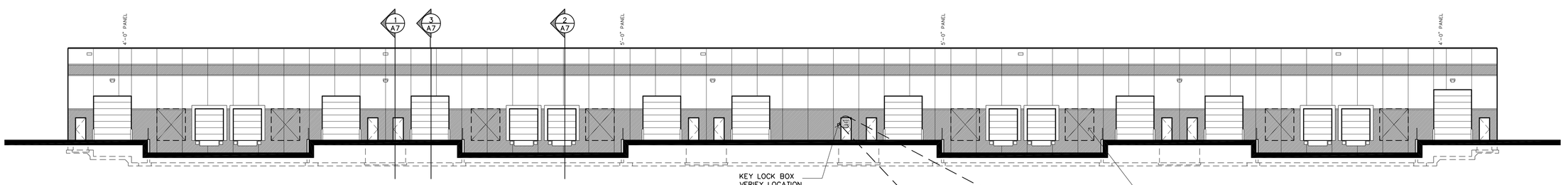
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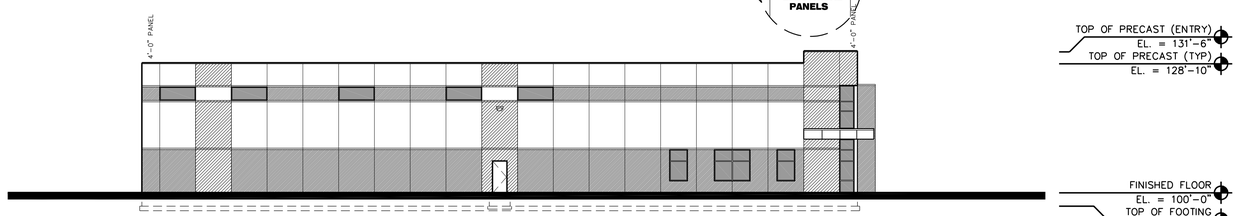
1 A5 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



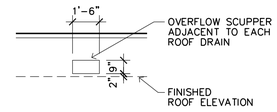
2 A5 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 A5 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 A5 EAST ELEVATION
SCALE: 1/16" = 1'-0"



NOTE: OVERFLOW SCUPPER IS SIZED TO BE
3X THE AREA OF THE MAXIMUM VERTICAL
LEADER SIZE ASSUMED TO BE 8" DIAMETER.
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A5 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
12/29/20
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #4
Ramsey, Minnesota

Copyright 2020
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

5/30/19	PRELIMINARY
2/5/20	FINAL REVIEW
12/29/20	ISSUE FOR PERMIT

BUILDING ELEVATIONS

Sheet Number

A5

Project No. 180510-1

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #4\BUNKER LAKE #4-A5

BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That PSD, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, BUNKER LAKE INDUSTRIAL PARK ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of 147th Lane NW, as dedicated in BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, which lies North of a line drawn parallel with and distant 60.00 feet North of the North line of Outlot C, said BUNKER LAKE INDUSTRIAL PARK ADDITION.

Has caused the same to be surveyed and platted as BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

SIGNED: PSD, LLC

By _____ , Chief Manager
Pamela S. Deal

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian R. Person do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 20____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor

By : _____ , Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ , 20____ .

_____
Charles F. Gitzen
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___ .

_____
Property Tax Administrator

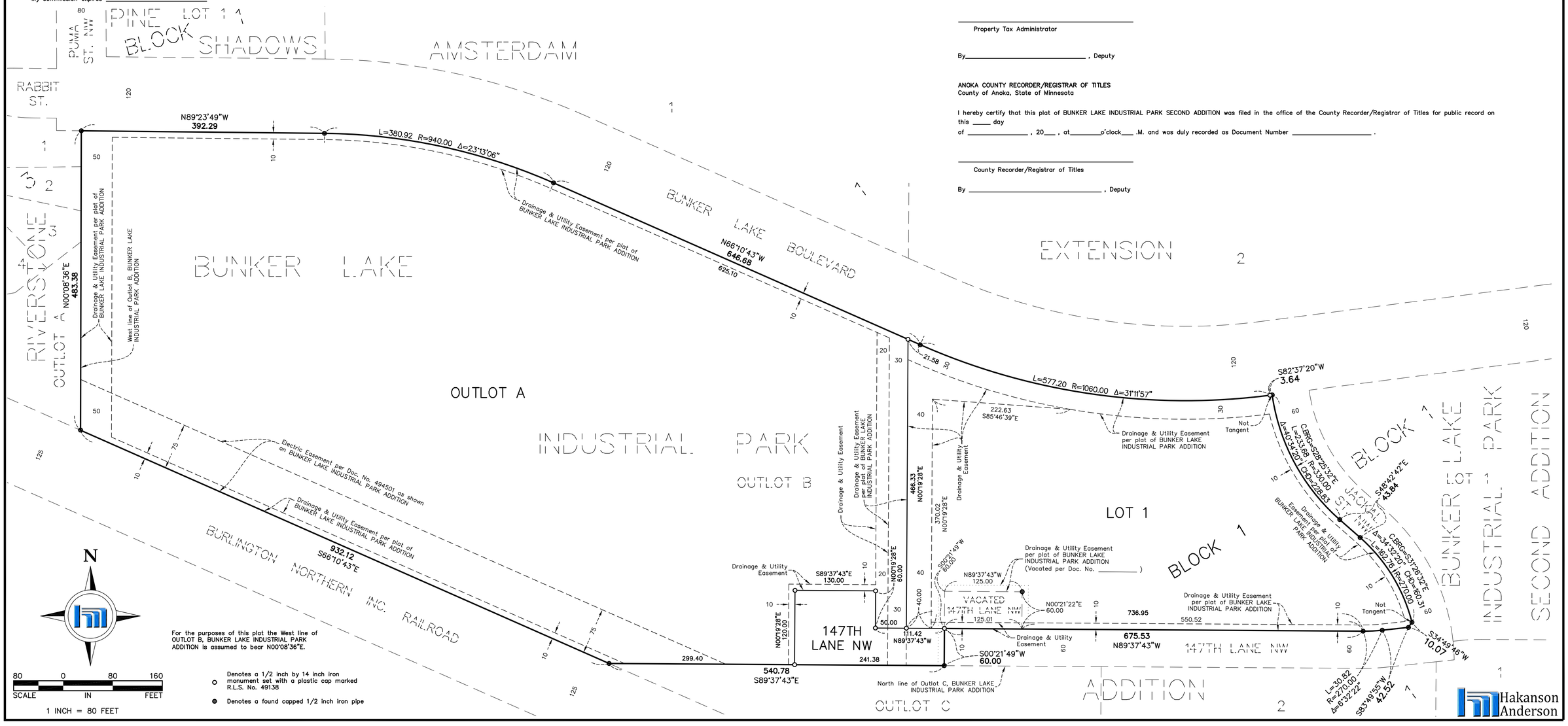
By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of BUNKER LAKE INDUSTRIAL PARK SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day
of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy



ProjectDox

Department Review Status Report

Project Name: RA046823

Workflow Started: 02/11/2021 1:34 PM

Report Generated: 03/26/2021 12:13 PM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	Planning	Chris Anderson	canderson@cityoframsey.com	Corrections Required	See notes on Site Plan about parking setbacks from right of way boundary. Also, please prepare a Lighting Plan showing placement of exterior light poles, photometrics, and fixture information.	
	Civil Engineer IV	Len Linton	llinton@cityoframsey.com	Corrections Required	Address corrections on next submittal.	
	Lead Engineering Tech	Aaron Madsen	amadsen@cityoframsey.com	Corrections Required		
	Environmental Review	Chris Anderson	canderson@cityoframsey.com	Corrections Required		
	Civil Engineer II	Joe Feriancek	jferiancek@cityoframsey.com	Corrections Required		
	Engineering Tech II	Logan Czech	lczech@cityoframsey.com	Approved		
	Community Development Director	Tim Gladhill	tgladhill@cityoframsey.com	Corrections Required		

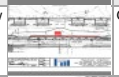
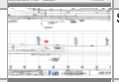
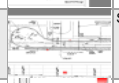
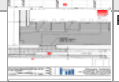
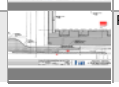
ProjectDox

Changemarks Report

Project Name: RA046823

Workflow Started: 02/11/2021 1:34 PM

Report Generated: 03/26/2021 12:12 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	30	False	Unresolved	Planning		BUNKER LAKE #4-A1.pdf	CA	Setback	Show this distance between right of way boundary and parking area. Minimum required setback is 20 feet.	03/17/2021 12:17 PM	Chris Anderson	
		31	False	Unresolved	Planning		BUNKER LAKE #4-A1.pdf	CA	Parking Setback	This area will not accomodate future parking. Minimum required setback from right of way boundary	03/17/2021 12:17 PM	Chris Anderson	
		29	False	Unresolved	Civil Engineer IV		232511_SMP (2-3-21).pdf	LL	Infiltration Volume	Basin #1 is 2800 cf short of capturing the full infiltration volume. Our calculations indicate making the bottom	03/12/2021 12:57 PM	Len Linton	
		28	False	Unresolved	Civil Engineer IV		PAVING.pdf	LL	See comment on Street plan.	Cul-de-sac has been constructed.	03/12/2021 12:26 PM	Len Linton	
		27	False	Unresolved	Civil Engineer IV		STREET.pdf	LL	Update Base drawings	Cul-de-sac with curb has been constructed. This sheet for street	03/12/2021 12:25 PM	Len Linton	
		32	False	Unresolved	Community Development Director		FINAL PLAT.pdf	Tim Gladhill	Cul De Sac Shape	Correct shape and size.	03/11/2021 10:37 AM	Tim Gladhill	
		24	False	Unresolved	Environmental Review		GRADING.pdf	CA	Tree Save Fence	Need to add tree save fencing on the north side of boulevard trees as well to protect during construction	03/09/2021 9:55 AM	Chris Anderson	
		25	False	Unresolved	Environmental Review		GRADING.pdf	CA	Tree Save Fence	Either add additional tree save fencing on the west side of existing boulevard trees or adjust silt fence so	03/09/2021 9:55 AM	Chris Anderson	
		26	False	Unresolved	Lead Engineering Tech		UTILITY.pdf	Aaron	Rip Rap	Rip rap outlets	03/11/2021 2:10 PM	Aaron Madsen	
		21	False	Unresolved	Civil Engineer II		GRADING.pdf	JF	Stabilized Construction Exit	The SWPPP calls out a stabilized construction exit, please show location on the plans.	03/08/2021 2:23 PM	Joe Feriancek	
		17	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Proposed Profile	Profile must include vertical curves, 100' minimum length.	03/08/2021 2:19 PM	Joe Feriancek	
		18	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Sidewalk	Call out sidewalk dimension, detail.	03/08/2021 2:19 PM	Joe Feriancek	
		19	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Watermain Lowering	Provide City watermain lowering detail.	03/08/2021 2:19 PM	Joe Feriancek	
		20	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Curb Types	Call out curb types for street and parking lot, assuming B618 for street and B612 for parking lot?	03/08/2021 2:19 PM	Joe Feriancek	
		13	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	147th Paving	Full width patch / mill at western entrance where cul-de-sac was removed.	03/08/2021 2:14 PM	Joe Feriancek	
		14	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	147th Lane Typical	Pavement Section must match section from street construction plans; 2" wearing course, 2.5" non	03/08/2021 2:15 PM	Joe Feriancek	
		15	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	Dimensions	Add dimensions to paving plan.	03/08/2021 2:15 PM	Joe Feriancek	
		16	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	Sidewalk Extension	Call out 6" thick, 6 foot wide concrete sidewalk. Provide City sidewalk detail.	03/08/2021 2:15 PM	Joe Feriancek	

ProjectDox

Changemarks Report

		9	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	Outlet Structure #1	Check (NW) Invert or slope from RC Apron.	03/08/2021 2:03 PM	Joe Feriancek	
		10	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	Fall across Structures	City likes 0.1' of fall across all structures.	03/08/2021 2:03 PM	Joe Feriancek	
		11	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	OS #2	Confirm NE Invert elevation.	03/08/2021 2:03 PM	Joe Feriancek	
		12	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	Water Service	Is a 6 inch line sufficient for interior fire suppression and for general water service to building?	03/08/2021 2:03 PM	Joe Feriancek	
		6	False	Unresolved	Civil Engineer II		EXISTING.pdf	JF	Salvage Culvert and Aprons	Make this more bold in the plans, difiicult to see with the topo lines adjacent.	03/08/2021 1:38 PM	Joe Feriancek	
		7	False	Unresolved	Civil Engineer II		EXISTING.pdf	JF	Pavement Removal Limits	Make pavement removal full width (mill south half of 147th Lane.)	03/08/2021 1:38 PM	Joe Feriancek	
		8	False	Unresolved	Civil Engineer II		EXISTING.pdf	JF	Driveway Tie-ins	Remove Curb and Gutter, and use existing edge of pavement (the front of curb) as the form for new	03/08/2021 1:38 PM	Joe Feriancek	
		5	False	Unresolved	Civil Engineer II		DETAIL4.pdf	JF	Typical Section	Site Specific Typical required, replace City Plate STR-5.	03/08/2021 11:42 AM	Joe Feriancek	
		4	False	Unresolved	Civil Engineer II		TITLE.pdf	JF	CEAM Specs	The most current CEAM specifications are now 2018 edition.	03/08/2021 11:35 AM	Joe Feriancek	
		3	False	Unresolved	Community Development Director		BUNKER LAKE #4-A1.pdf	Tim Gladhill	Final Plat Sheet	Final Plat Sheet required. Parcel is an outlot that needs to be subdivided.	03/02/2021 5:44 PM	Tim Gladhill	
		2	False	Unresolved	Community Development Director		EXISTING.pdf	Tim Gladhill	Existing Parcel Lines	These don't seem to match existing parcel lines.	03/02/2021 5:43 PM	Tim Gladhill	
		1	False	Unresolved	Community Development Director		PAVING.pdf	Tim Gladhill	Bunker Lake Cost Share Agreement	Need to agree to a cost share on Bunker Lake Boulevard Widening.	03/02/2021 5:39 PM	Tim Gladhill	
		23	False	Unresolved	Environmental Review		LANDSCAPE2.pdf	CA	Tree Sizes	Due to the reforstation requirements yet to be fulfilled for all of Bunker Lake Industrial Park (BLIP),	03/09/2021 9:42 AM	Chris Anderson	
		22	False	Unresolved	Environmental Review		LANDSCAPE1.pdf	CA	Topsoil	Topsoil shall contain no more than 35% sand content. Amend Note 2 to specify this.	03/02/2021 4:04 PM	Chris Anderson	

Memorandum

To: Tim Gladhill, Deputy City Administrator
Chloe McGuire, Senior Planner

From: Kristin Moen, Planning Consultant

Date: March 9, 2021

Re: Bunker Lake Industrial Park Building #4
City Project Number 18-130
WSB Project No. 017243-000 Phase XX

General
The purpose of this file is to review a Final Plat (Bunker Lake Industrial Park Third Addition) and Site Plan for Bunker Lake Industrial Park Building #4, located in the Bunker Lake Industrial Park south of Bunker Lake Blvd and west of Armstrong Blvd. The Developer, PSD, LLC, has proposed to final plat one (1) lot which had previously been platted as part of the of Bunker Lake Industrial Park Addition. The property has been formerly used as a gravel mine/borrow pit.

Comprehensive Plan
The 2040 Comprehensive Plan guides the subject property for Business Park (BP), and the proposed subdivision is consistent with the Business Park Comprehensive Plan guidance.

Zoning
The site is zoned E-3 Employment District. The proposed project is consistent with the E-3: Employment zoning district.

Bulk Standards

E-3 Employment District		
Standard	**Required**	**Proposed**
Minimum Lot Size	1.0 acre	5.8 acres
Minimum Lot Width	200 feet	570 feet
Minimum Front Yard Setback	35 feet	89 feet
Minimum Rear Yard Setback	25 feet	121 feet
Minimum Side Yard Setback	25 feet	62 feet
Maximum Building Height	65 feet	32 feet

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

Building Size	n/a	72,000 square feet
Maximum Lot Coverage	45%	28.4%

Block 1 Lot 1 of the Bunker Lake Industrial Park Third Addition is proposed to be occupied by a 72,000 square foot and 32-foot-tall building that appears to be designed for light industrial or warehouse uses. Potential occupancy classifications listed on the plan set include B-Office, F-1, F-2 Manufacturing, M-Showroom, and S-1, S-2 Storage. The building has nine (9) loading dock doors measuring 9 feet wide by 10 feet tall, eight (8) roll-up doors measuring 14 feet tall and 12 feet wide, and ten (10) pedestrian doors facing south. These doors are spread out in nine (9) groupings with one type of each door indicating that building could have up to nine (9) different businesses within the single building. Each of the nine (9) tenant spaces would be 7,750 square feet. The north side (facing Bunker Lake Blvd) of the building would indicate a design for seven (7) tenants within the single building based on the number of front entrance doors. The east and west elevation each have one (1) pedestrian door in the center of the building.

Streets/Access
Access to the front (north facing) of the site would be from two driveways stemming from Jackal Street. Access to the rear loading docks would be from one of two curb cuts off of 147th Lane NW.

Utilities/Wells
The subject property will be served by city sewer and water, and plans have been submitted indicating the extensions. No well locations are shown as the property is proposed to be connected to city utilities. Building setbacks are shown on the site plan, and the drainage and utility easements are shown on the Final Plat. Separately, stormwater easement may be required if the proposed infiltration basin is to be publicly maintained.

Development Fees
The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges. Charges will be included in the development agreement.

Sidewalks/Trail
Sidewalks currently existing along the east side of Jackal Street, the south side of 147th Lane, and along the north side of Bunker Lake Blvd. No other sidewalks and/or trail or trails are planned for this area.

Natural Resource Inventory (NRI)
The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition, the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

Landscaping
Please refer to the landscaping review memo.

Topsoil
Each individual lot shall have four (4) inches of topsoil meeting the City's topsoil specification applied to all disturbed areas not improved with impervious surfacing. It is strongly encouraged to limit land disturbance on the lot to limit the quantity of topsoil required. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well.

This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

Lighting
Plans show downcast shield lighting attached to the proposed building. This style of downcast lighting is consistent with zoning.

Building Elevations
Color building elevations have not been provided. Generally speaking, the black and white elevations provided as part of the current submittal appear to meet zoning district requirements.

Parking/loading areas
Per the city code, one parking stall is required for every 300 square feet of office space or one parking stall per 1,000 square feet of industrial space. The site plan shows a 72,000 square foot building with 135 parking stalls, six (6) of which are shown as handicapped stalls. 100% industrial uses would require a total of 72 spaces whereas 100% office use would require a total of 240 parking spaces. The 135 proposed spaces are more than is required for industrial but less than for office. Staff anticipates a mixture of office/warehouse space and as such it is Staff's opinion that the proposed number of parking spaces is sufficient.

Septic/Drainfield
The current plan proposes connection to city utility services and as such, no septic systems or drain fields are proposed.

Trash Enclosure
Exterior trash enclosure proposed to be constructed of 8" rockface concrete block painted to match principal structure. Block will be capped with a metal cap flashing over treated plate. Doors of enclosure are proposed to be vertical composite wood siding over tube steel door frames.

Next Steps
The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review once an engineer's estimate has been provided by the Applicant.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 8, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson Planning Technician Brian McCann City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

Chairperson Bauer welcomed the new members of the Commission and invited them to introduce themselves.

Commissioners Dunaway and Walker introduced themselves.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Gengler, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

5. CONSENT AGENDA

5.01: Approve the March 4, 2021 Planning Commission Meeting Minutes
5.02: Review the Final Plat and Site Plan for Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)
5.03: Review Proposed Site Plan for Storyteller Café, Case of Stories Foundation (Project 20-120)

Chairperson Bauer noted that he submitted two grammatical changes to the proposed minutes from the March 4, 2021 meeting.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Chairperson Bauer commented that this is the time each year when the Commission appoints a Chair and Vice-Chair for the next year. He opened the floor for nominations for the position of Chair.

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to appoint Randy Bauer as Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer opened the floor for nominations for the position of Vice-Chair.

Motion by Commissioner Anderson, seconded by Commissioner Dunaway, to appoint Gar VanScoy as Vice Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

7. PUBLIC HEARINGS

7.01: Public Hearing: Consider Request for Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:10 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that City staff recommends approval of a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification sign on the subject property.

Commissioner VanScoy commented that he was surprised to see that the actual monument structure is included in the size of the signage. He did not recall seeing that included in the calculation in the past.

Senior Planner McGuire Brigl commented that she was unsure if a similar situation has been reviewed in the past, but this was the method staff was directed to use to calculate the size. She stated that this is unique in that the sign and monument portions are very separate where typically there is not that separation.

Chairperson Bauer commented that he was thinking that the monument structure acted similar to a signpost and was also confused as to why that was included in the calculation. He stated that he likes the appearance of this type of sign and would encourage more of this style of sign and therefore commented that perhaps the regulation should be reviewed in the future.

Commissioner Anderson commented that he agrees that the sign calculation should be reviewed in the future to determine what may or may not be considered as a signpost. He commented that he does like the appearance of this sign.

Citizen Input

No comments.

Motion by Commissioner VanScoy, seconded by Commissioner Dunaway, to close the public hearing.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-087 approving a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification development sign on the subject property.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Walker	aye
Chairperson Bauer	aye

Motion carried.

7.02: Public Hearing: Consider Resolution #21-088 Denying an Interim Use Permit for Gravel Outdoor Storage at 8049 146th Ave NW (Project No. 21-111); Case of Minnesota Tree Experts on Behalf of Jacob Gall

Public Hearing

Chairperson Bauer called the public hearing to order at 7:19 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends adopting Resolution #21-088 denying an Interim Use Permit for outdoor storage of a brush pile, and gravel parking of vehicles and equipment on the subject property. The proposed use will likely create public nuisance issues for surrounding property owners, and is an expansion of the existing lawful, non-conforming industrial use onsite.

Commissioner VanScoy asked what staff would suspect to create the public nuisance.

Planning Technician McCann commented that the noise from the grinders would be anticipated to cause complaints from neighboring properties.

Senior Planner McGuire Brigl commented that the business also plans to chip the trees onsite and leave an open pile of woodchips. She stated that staff dealt with a nuisance complaint related to a

large pile of brush on this property through code enforcement during the previous year. She commented that an open pile of brush, debris, wood chipping is considered to be a nuisance under Code.

Commissioner VanScoy commented that it sounds that there are multiple concerns.

Chairperson Bauer asked if there are other properties with wood chipping within Ramsey.

Senior Planner McGuire Brigl commented that she is not aware of any wood chipping businesses within Ramsey. She stated that in terms of noise staff has experience with wood chipping equipment as part of other large-scale developments.

Commissioner Walker stated that in reading the case it seems that the applicant wants to keep a month's worth of brush on the property and chip the material all at once during a period of six to eight hours. He asked if that length could be cut down in duration to perhaps four-hour periods to alleviate noise concerns.

Senior Planner McGuire commented that staff would still have the same concerns related to outdoor storage. She stated that although improvements could be made that would make the application more appealing, staff still has major concerns with the proposal. She stated that because this is an Interim Use Permit, the Commission has full latitude as to whether it should be approved.

Chairperson Bauer asked if staff could provide additional input on the concerns that staff has with the application.

Senior Planner McGuire Brigl commented that staff could provide additional input on items that could improve the application but if the Commission supports the recommendation to deny the request, staff would simply recommend that the Commission follow that action and recommend denial of the permit.

Citizen Input

Jacob Gall of Minnesota Tree Experts, applicant, stated that he would like to store brush on the site and use trucks that pick-up limbs and branches. He stated that once there was enough material, he would chip that material and haul it offsite. He believed that he would need six to eight hours to chip the material to haul offsite.

Chairperson Bauer commented that he thought the staff presentation mentioned that the woodchips would be left onsite.

Mr. Gall confirmed that the chipped material would be hauled offsite. He confirmed that the outdoor storage would be the limbs and brush. He commented that he would leave that debris onsite until there is enough to chip, at that time he would bring that equipment onsite to chip the material and then haul the chipped material offsite. He was unsure of the noise decibel of the chipping equipment.

Commissioner Peters asked if input has been received from the neighboring property owners. He stated that this property is adjacent to the Armstrong Retail Center and he would be concerned that this activity would be a deterrent to the tenants that location is attempting to draw in.

Senior Planner McGuire Brigl stated that staff has spoken with adjacent property owners, one of whom is present to address the Commission tonight. He stated that planning and economic development staff share the same concerns about how this use could impact the long-term vision for this area. She reviewed the outdoor storage that would be proposed for this site including vehicles and equipment.

Commissioner Walker commented that he is attempting to support the request and asked if it would be possible to do the grinding twice as often to avoid the eight-hour period of grinding.

Mr. Gall replied that it is not a major deal to grind more often. He stated that he has other locations in the metro that he dumps debris at, the closest being Brooklyn Park. He commented that ideally, he would like to grind material monthly, but could possibly do that biweekly. He commented that he it would be more of a hassle to bring the grinding equipment onsite more often than that.

Commissioner Walker explained that people seem concerned with the six-to-eight-hour period for grinding material and the noise that would be generated. He stated that he is attempting to find a compromise, perhaps running the equipment for four hours twice per month.

Mr. Gall commented that would be a possibility. He stated that he would be flexible and could do the grinding at off-peak times.

Commissioner VanScoy commented that he had a tree removed from his yard that was damaged in a storm and there was grinding which was extremely loud.

Mr. Gall commented that type of chipper is much louder than the tub grinder that he would use.

Commissioner VanScoy commented that his concern would not only be with the length but also the noise level. He asked why this location is desired and whether a different location was selected, as it is adjacent to retail development.

Mr. Gall commented that he has been looking for property for the past 18 months and this property seems to fit his needs because there is a shop where he could store items that need to be secured. He stated that he is experiencing theft at the Brooklyn Park location because there is not a building at that location.

Commissioner Anderson asked how much dust this grinding operation generates.

Mr. Gall commented that there is minimal dust generated from the grinding of debris. He stated that most of the material is just converted to chips and there is not much dust generated.

Commissioner Anderson commented that the adjacent property has the possibility of two drive through windows that face the property, and he is concerned with the dust and noise and interference that could occur.

Mr. Gall commented that he has never had issues with dust.

Senior Planner McGuire Brigl commented that in addition to the noise concern, staff is concerned with the perception of allowing a large brush pile when the City is actively sending violation notices for similar brush piles throughout the City. She commented that they would want to ensure that all properties feel that they are being treated equally. She stated that perhaps a site within the heavy industrial area of Ramsey would be more suitable for this type of business.

Matt Kuker, PSD, commented that over the past 18 years PSD acquired the lot and constructed the strip mall. He stated that tenant interest stalled during COVID but during the past two to three weeks he has been starting to receive a lot of interest in the spaces. He commented that he is not a fan of telling people what to do with their property but has a number of concerns with this use on the property. He stated that a change in property ownership typically forces the property to come into compliances. He stated that the site does not have stormwater ponding or curb. He stated that the applicant would propose industrial trucks that would leak fluids and oil into the groundwater. He commented that he has used tub grinders and they are quite loud. He stated that he is more concerned with the sight of a pile of debris laying on the site for a month rather than the noise. He stated that the site has been a mess and the City has worked through code enforcement to clean it up and he is concerned that this application would create more blight. He stated that PSD has made a massive investment in their property and he has interest from another party that would be interested in constructing a standalone restaurant on the outlot. He stated that if the site looks at a brush pile, it would not be desirable adjacent to a restaurant. He stated that the subject property is zoned retail, and it should be converted upon sale. He stated that this would be a chance to lessen the blight on the site rather than increasing it. He stated that if this does move forward, he would request an oversized fence to help buffer the site but asked the Commission not to approve the request.

Chairperson Bauer asked how tall a brush pile would be anticipated to be.

Mr. Gall commented that the brush pile would be about eight feet tall.

Motion by Commissioner Peters, seconded by Commissioner Anderson, to close the public hearing.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner VanScoy	aye

Chairperson Bauer aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:43 p.m.

Commission Business

Commissioner Gengler commented that she appreciates Mr. Gall as a business owner and would like to welcome his business to Ramsey but does not feel that this business is a good fit for this space.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-088 Denying an Interim Use Permit for outdoor storage of a brush pile and gravel parking of vehicles and equipment on the subject property.

Further discussion

Commissioner Anderson commented that he shares the concern related to noise and dust. He stated that the neighboring retail business is attempting to attract tenants and the City is attempting to bring all the properties back into compliance. He commented that denying this request would allow the City to continue to work towards bringing the parcel into compliance with the zoning. Commissioner Walker commented that he is a proponent of attempting to bring business into Ramsey would rather see this go back to the staff to allow the applicant to work with staff to work together. He noted that perhaps this could be used for a temporary period of time while the owner looks for another location in Ramsey. He believed noise issues could be mitigated by setting time parameters. Commissioner VanScoy commented that he also wants to see businesses come into Ramsey and there are other locations in Ramsey that would be appropriate for this type of business. He stated that staff offered to work with Mr. Gall to find another location and encouraged the applicant to work with staff to find another location that would be suitable for this business as this location would be inappropriate for that type of activity. Chairperson Bauer commented that if this motion passes, the item would still move to the City Council or the applicant could work with staff to find a more appropriate location. He echoed the comment that they would like to see Mr. Gall expand his business to Ramsey, in a more suitable location.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Gengler aye
Commissioner VanScoy aye
Commissioner Dunaway aye
Commissioner Anderson aye
Commissioner Walker nay
Chairperson Bauer nay

Motion carried.

7.03: Consider Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

Commissioner VanScoy asked whether the changes would only apply to the E-1 district and not the other zoning districts.

City Planner Anderson confirmed that to be essentially true. He noted that there were some minor changes and some language cleanup completed in some of the other zoning sections but aside from relocating the information to a single section, the only substantiative changes would be proposed to the employment district standards.

Citizen Input

Matt Kuker, PSD, commented that he supports the amendments as proposed. He stated that PSD is building the industrial park and stated that this type of planning would be a good move. He stated that when he buys properties, he is unsure of how the property will be split until the tenants come through. He noted that while smaller buildings would allow for additional landscaping, a larger building would occupy more space and would not have the same amount of space for plantings.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to close the public hearing.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 8:01 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

8. COMMISSION BUSINESS

8.01: Review Sketch Plan for Williams Woods; Case of Bill Boyum (Project 20-138)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the Commission direct the applicant to move forward into developing formal Preliminary Plat application.

Commission Business

Chairperson Bauer stated that a comment was received related to a 60-foot corridor around the lake and asked if that is included in the plan.

Senior Planner McGuire Brigl commented that the plan has not incorporated that at this time. She stated that the 40-acre piece that the lake is on is completely wetland and not buildable.

Chairperson Bauer commented that he would like those comments to be a part of the record along with the comments from Police Chief Katers related to the cul-de-sac and second access.

Senior Planner McGuire Brigl commented that without the City getting involved and taking property from other property owners through a court process, a second access would not be available.

Commissioner VanScoy referenced the December 3rd project documents and noted that there was a comment from the Fire Department which states they prefer the second layout but believe a second connection to the other neighborhood would need to be made. The comment stated that without a second access there would be too many homes in the area with only one access.

Senior Planner McGuire Brigl clarified that the December proposals included both 19 lots and nine lots.

Commissioner Gengler commented that there have been comments related to future divisions and potentials for lot splits. She asked if this were to move forward as nine lots, would there be potential for additional lot splits in the future.

Senior Planner McGuire Brigl commented that staff also discussed that potential. She stated that if there were a future request to split property following the creation of nine lots, it would have to meet the subdivision requirements. She commented that while future development cannot be restricted, it would be difficult to add more lots with the layout as proposed. She stated that the applicant is proposing to market the two northern lots as executive lots and there is planned tree preservation, but the applicant could speak to that more.

Commissioner VanScoy commented that there would be two 20 acre lots and if someone wanted to subdivide in the future and eliminate the cul-de-sac, extending that to the north, he would not believe there to be an issue with lot width.

Senior Planner McGuire Brigl commented that it would sound that the cul-de-sac would need to be extended in order to support that. She stated that properties would also require road frontage and could not be landlocked. She commented that situation would require a variance. She confirmed that type of request would need to go through a similar process to this.

Joe Bailey, representing the applicant, commented that they have discussed the possibility of connecting through to the neighboring development but that would require going through City park and connection to the east there is a wetland. He stated that they are working to minimize the impacts to the wetlands in this area. He stated that the larger two properties to the north could be further divided in the future but as noted by staff that would require additional variance.

Chairperson Bauer commented that there is concern from public safety related to the length of the cul-de-sac and asked if there are any other options to address that.

Mr. Bailey commented that they are limited on access to the site without disrupting adjacent properties. He stated that the Fire Department was concerned with the width and therefore they have agreed to increase the width of the roadway. He stated that the access from 175th is currently very narrow and therefore there are not options to add a secondary access.

Todd Olin, representing the applicant, commented that they have looked at a number of variations for the site and this proposal balances the road width, number of lots, wetland impacts and preservation of natural features. He stated that they received input from the neighbor to the west requesting that the corridor to the west be protected. He stated that it would be very difficult to

get across wetlands to provide another access to the west or east. He stated that they have attempted to plan a development that would be sensitive to the environment and they reduced the number of lots to decrease the density and number of vehicles on the road. He stated that they also widened the road to accommodate the comments of the Fire Chief. He stated that the length of the cul-de-sac is related to the shape of the property, preservation of trees and attempt to avoid wetlands. He stated that any increase in the number of lots or road length would require a variance, noting that would cover the concern that the lots would be further subdivided. He stated that they are doing their best to limit the number of lots on the property and minimize impacts on the wetlands and natural features.

Chairperson Bauer asked for information on what lies to the northeast. He asked if there is undeveloped land in that area that could be acquired to extend the road.

Senior Planner McGuire Brigl commented that land is already privately owned and functioning as residential property.

Chip Davids, 7730 178th Lane, stated that he has lived in his neighborhood since 1973 and it is a quiet secluded place in Ramsey. He stated that the neighbors like the privacy and adding an access through the park into that neighborhood would increase traffic by 200 percent, as it would create a shortcut from CR 64 to CR 5 that people would use as a cut through. He would highly recommend avoiding an access through the park as it is a beautiful area that is home to wildlife and would be a detriment to the existing neighborhood.

Doug Hiltz, 7711 178th Lane NW, commented that the neighbors enjoy the privacy of the secluded neighborhood which is quiet and peaceful and home to wildlife. He stated that losing the park would be a detriment to the neighborhood and the wildlife that use that area. He did not want to see a connection through the park.

Chairperson Bauer referenced the larger lots proposed on the northern end and possible future subdivision of those lots. He commented that if there is not a second connection the only way to do that would be to request a variance for a longer cul-de-sac, therefore it would seem further subdivision could be limited by not issuing an additional variance.

Senior Planner McGuire Brigl noted that additional language could be added to the Preliminary and/or Final Plat stating that additional subdivision requests would need to come before the City Council.

Chairperson Bauer noted that formal action from the Commission is not required tonight but any concerns and comments should be raised before the applicant invests additional funds into this process.

Commissioner Walker commended the developer for limiting the number of lots and keeping the rural feel of Ramsey in this area. He stated that he would prefer to leave the park and not provide the second connection. He stated that he likes that the developer chose larger lots at a lesser number in order to fit with this area of Ramsey.

Commissioner Anderson commented that once again this would create the dilemma of issuing a variance for things outside of the City Code. He stated that this is the same issue as Bowers Drive. He noted that longer cul-de-sacs create a safety concern as noted by Public Works and Public Safety. He asked the liability the City would have if there were an emergency and access cannot be gained. He stated that perhaps it would be time to review the maximum cul-de-sac length and determine if an adjustment should be made to City Code. He stated that he would love to see this development go through but could not support something that would put the City or the residents at risk. He stated that he would like input from Public Safety and Public Works on the appropriate length of a cul-de-sac.

Commissioner Gengler commented that she supports the proposal. She realizes that it may not be ideal but given the unique circumstances of the property and adjustments that have been made to the road width, she can support the application.

Commissioner VanScoy commented that he appreciates the comments from the residents on 178th and likes that the developer is proposing fewer lots. He stated that he does have concern with the lack of a second access, as that is critical for long term development, noting that this would landlock 40 acres. He commented that making the property nice for a few individuals is not the best for the City. He stated that this is the first time that he has seen a sketch plan where the Council has developed a resolution to influence the mission.

Commissioner Dunaway commented that in reviewing the site plan and sketch plan he was unable to see another potential access for the site. He stated that he was unsure the Commission could require an applicant to purchase another property. He echoed the comments of Commissioner Walker that there are a lesser number of smaller lots, as that mitigates the impact on Public Safety.

Commissioner Walker asked if it would make a difference if the developer widens the road even a bit further. He commented that there are several fire hydrants on Variolite that could be utilized by a pumper truck. He asked if a 40-foot-wide road would satisfy the concerns with the cul-de-sac length. He stated that he supports the application as presented but is trying to find a compromise for those that struggle.

Commissioner Anderson commented that he likes that idea. He stated that he would even support wider than that road, or perhaps a divided roadway.

Commissioner Peters commented that he would support a larger cul-de-sac at the end which would allow for trucks to turnaround. He commented that a divided road would require residents to only travel in one direction from their driveway in order to get around the development.

Senior Planner McGuire Brigl stated that the Fire Department recommended a 32-foot roadway. She was unsure of the plowing concerns that would come with a 40-foot road.

Chairperson Bauer commented that this is a unique situation in which the property is landlocked by existing development. He recognized that there have been compromises already reducing this proposal to nine lots. He encouraged the applicant to continue to work with City staff and Public

Safety to address as many concerns as possible with a single access. He stated that perhaps additional sketches come back before the applicant expends the funds on Preliminary Plat.

Deputy City Administrator Gladhill recognized that there are constraints on the site and therefore this would be a candidate for a variance. He referenced the comment related to the Council resolution and noted that is not an uncommon situation. He stated that the Commission has reviewed a sketch plan for this parcel previously and there was a split decision, therefore further direction was requested and provided by the City Council. He noted that similar direction from the Council has been provided for other developments, using the recent example of Riverstone South.

Mr. Olin stated that this proposal would have a similar number of lots to a 600-foot cul-de-sac. He noted again that they have reduced the number of lots in their proposal in order to address Public Safety concerns, minimize wetland impacts and preserve trees.

Chairperson Bauer commented that he does not particularly like variances for long cul-de-sacs but feels that the applicant has done the best they can to meet the concerns and there does not seem to be a realistic alternative. He encouraged the applicant to continue to work with Public Safety to address those concerns as this moves forward.

8.02: Confirm Vision and Land Use Policy Direction for West Armstrong Retail Area

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the following policy statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Commission Business

Chairperson Bauer asked for clarification on the areas that would be identified for retail and those that would be identified for industrial.

Senior Planner McGuire Brigl identified the parcels planned for retail, commercial retail, and industrial. She stated that staff is looking for feedback on the two policy statements within the case, as that would be a nice document to provide those interested in the parcels to prevent unnecessary time spent on applications that would also require staff review time only to be denied.

Chairperson Bauer commented that he would prefer to wait until the joint meeting with the Council and EDA occurs to ensure everyone is on the same page.

Commissioner Peters agreed that it would be helpful to have all groups on the same page.

Commissioner Anderson agreed that the only way to ensure everyone is on the same page is to wait for the joint meeting.

Chairperson Bauer commented that the consensus of the Commission is to postpone action until a joint meeting could occur.

Senior Planner McGuire Brigl commented that this will still move forward to the City Council and discussed at a future worksession. She stated that the EDA has already recommended approval. She stated that she would recommend that the Commission provide input as the Council will still discuss this item. She noted that the parcels are being actively marketed and there is interest, therefore these policy statements are needed prior to the time when a joint meeting could occur.

Commissioner Gengler stated that she feels that these statement reflect what she feels should be done with these parcels.

Commissioner VanScoy agreed with the statement from Commissioner Gengler. He commented that the statements are accurate.

Councilmember Woestehoff commented that he would recommend that the Commission participate and make a motion so that it does not get left behind in this discussion. He felt that all the groups are on the same page in bringing business into The COR, but the concern is related to cases where non-traditional uses continue to come forward because the parcels have not been modified to their future use. He stated that these statements would support getting to the future desired states for those parcels.

Commissioner Peters commented that in terms of these properties he would support the statements. He stated that on a larger scheme related to Highway 10 and The COR it would be helpful to have a joint worksession.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council adopt the following police statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Further discussion

It was noted that the Commission supports these statements in the interim but would still request a joint meeting with the Planning Commission, EDA, and Council.

A roll call vote was performed:

Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion carried.

9. COMMISSION / STAFF INPUT

Chairperson Bauer commented the there was a case for Connections Church related to the lot west of Comfort Suites. He stated that the church is occupying a building in Coon Rapids and asked if that is temporary or whether that is an interim location.

Senior Planner McGuire Brigl commented she believed the plan is still to move forward and the church is focused on fundraising.

Deputy City Administrator Gladhill commented that the church previously met at Ramsey Elementary but with the pandemic restrictions they needed to find a temporary location, but their plan is still to build in Ramsey.

Chairperson Bauer commented that because there are two new members, he thought it would be appropriate to have a refresher on the open meeting law.

Senior Planner McGuire Brigl provided a brief overview on the open meeting laws. She stated that a new full-time code enforcement employee will join the team next week.

Commissioner VanScoy commented that the Storyteller Café case was well documented and options were clearly stated, which helped in his review.

10. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Chairperson Bauer	aye

Motion carried.

The regular meeting of the Planning Commission adjourned at 9:14 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-089

RESOLUTION GRANTING SITE PLAN AND FINAL PLAT APPROVAL OF BUNKER LAKE INDUSTRIAL PARK 3RD ADDITION

WHEREAS, PSD, LLC, hereafter referred to as "Developer", properly applied for Site Plan and Final Plat approval of the following described property located in the City of Ramsey:

Outlot B, Bunker Lake Industrial Park Addition, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, and Outlot A, Bunker Lake Industrial Park Third Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed the sketch plan on April 8, 2021; and

WHEREAS, the City Council reviewed the final plat of Bunker Lake Industrial Park on April 27, 2021.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby grants final plat approval of Bunker Lake Industrial Park 3rd Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with the Staff Review Letter and ProjectDox Comments
    b) Cost Share Agreement on Widening of Bunker Lake Blvd.
    c) Approval by the City Engineer and City Attorney.
    d) The Developer entering into a Development Agreement with the City.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27 day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #21-12

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING RIGHT OF WAY AND DRAINAGE AND UTILITY EASEMENT RELATED TO BUNKER LAKE INDUSTRIAL PARK 3RD ADDITION

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.6 and Minnesota Statutes 412.851.

SECTION 2. VACATION

The right of way, that part of 147th Lane NW dedicated in BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, as indicated in Exhibit A attached, are hereby vacated, to-wit.

The drainage and utility easement, a 10.00 foot wide easement lying over, under, and across that part of BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, as indicated in Exhibit B attached, are hereby vacated, to-wit.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the ___th of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date: April 27, 2021
Posting dates:
Adoption date:
Publication date:
Effective date:

Exhibit A
Right of Way Vacation Description

That part of 147th Lane NW, as dedicated in BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, which lies North of a line drawn parallel with and distant 60.00 feet North of the North line of Outlot C, said BUNKER LAKE INDUSTRIAL PARK ADDITION.

Exhibit B
Drainage and Utility Easement Vacation Description

That part of the 10.00 foot Drainage and Utility Easement dedicated over Outlot B, BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, lying 10.00 feet Westerly, Northerly and Easterly of the following described line as follows:

Commencing at the intersection of the North line of Outlot C, said BUNKER LAKE INDUSTRIAL PARK ADDITION and the North-South Quarter line of Section 29, Township 32, Range 25 per said BUNKER LAKE INDUSTRIAL PARK ADDITION; thence South 89 degrees 37 minutes 43 seconds East, assumed bearing along said North line of said Outlot C a distance of 61.39 feet to the west line of 147th Lane N.W. as per said plat of BUNKER LAKE INDUSTRIAL PARK ADDITION and the point of beginning of the line to be described: thence North 00 degrees 21 minutes 49 seconds East along said west line a distance of 120.00 feet: thence South 89 degrees 37 minutes 43 seconds East along a northerly line of said 147th Lane NW a distance of 125.00 feet; thence South 00 degrees 21 minutes 22 seconds West along an easterly line of said 147th Lane N.W. a distance of 60.00 feet to the intersection with a line parallel with and 60.00 feet North of the North line of said Outlot C and said line there terminating.

CC Regular Session **7. 6.**

Meeting Date: 04/27/2021

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Award Contract for the Design and Construction of Exterior Finishes to Pump House No. 3

Purpose/Background:

Pump House #3 was one of the very first buildings in Ramsey's downtown, predating the Municipal Center's which was completed in 2006. At the time of construction, the decision was purposeful to not finish the exterior, preferring to do so at a future time when public realm elements and civic architecture could be best understood, and the Pump House's finish could align with the architectural standards of today .

Since the early 2000's, the city has had this project (finishing the facade of the Pump House) within the Capital Improvement Program. It may be clarified that this case specifically relates to the completion of the Pump House's building exterior, and does not address the approximate 100' x 100' space around the structure which, aside from the driveway is likewise in a unfinished state. Completion of the grounds (sidewalk/concrete surfaces, turf, landscape and irrigation), will be addressed separately in 2021.

On March 23rd, 2021 City Council authorized the issuance of a Request for Proposals (RFP) for this work, advertisement occurred in separate weeks of Ramsey's official newspaper, and the following five different firms expressed interest by requesting the RFP:
~ American Liberty Construction. Inc
~ BKV Group
~ Loeffler Construction & Consulting
~ Oertel Architects, LTD
~ Rice Lake Construction Group

A single proposal was received on the due date of April 20th by American Liberty Construction, Inc. in the amount of $132,500*. The Rockford based American Liberty Construction has a long record of successful municipal and county building construction in Minnesota, and was the Construction Manager for Ramsey's 2014 Elmcrest Building project which was completed on time, within budget, and with no significant problems. Staff has confidence that this firm can deliver on a quality project for the completion of the Pump House, consistent with the RFP.

Notification:

The RFP was advertised in two consecutive weeks of the city's official newspaper.

Observations/Alternatives:

Alternatives:

One alternative to proceeding with the completion of the exterior of the Pump House #3, would be to do nothing at this time. Staff does not recommend this, as there are two finished residential buildings adjacent to the Pump House that are completed, and were required to meet certain architectural standards. Leaving the Pump House unfinished would not seem prudent, and could be viewed as incongruent with standards for private development.

Observations:

*American Liberty Construction Inc. went over and above the base requirements in responding to the RFP by including an itemized worksheet, detailing the proposed scope of work and cost. This was particularly useful as it

called attention to a note on the Wall Section (page 6 of the RFP) calling for 2" foam board insulation. This additional insulation was not intended to be a requirement of the exterior finish, and with materials and labor adds $7,072 to the project cost. Plus, the lights and fixtures would need to be relocated to accommodate the extra 2" width which would require a electrical subcontractor at $1,250. Further, American Liberty Construction included 1,600 square feet of 'Air Barrier' not knowing if this would be a requirement as part of the Building Permit, which is a $6,075 expense.

The above costs if omitted from Pump House #3's completion would be a $14,397 deduct from the $132,500 bid proposal.

American Liberty Construction's *Proposal Request Notes* page also calls attention to the apparent unavailability of the specified 3/4" cedar plywood, and proposes a 'Thermory Wood Siding' instead at an Add-Alternate cost of $15,000. As of this case preparation, Staff has not had the time to fully investigate this product but understands it is of superior appearance and durability over the 5/8" Okoume plywood in the RFP base bid. The City of Independence recently used this heat treated ash siding on their City Hall, and Staff will attempt to have a photo and a recommendation on the potential addition of this Thermory Wood Siding at the Council meeting.

Also as of this case preparation, Public Works Staff has not had the opportunity to meet with the Building Official on the detail of proposal and the points above, but intends to do so before the Council meeting,

Funding Source:

Funding for the completion of Pump House #3 would be from the Municipal Water Utility. This capital improvement project has been factored as part of each Water Utility rate study to date over the years, and accordingly, is considered budgeted for.

Recommendation:

Staff recommends proceeding with the completion of the exterior of Pump House No. 3, awarding the contract to American Liberty Construction, Inc. At this time, Staff is recommending City Council approve this project at a *not-to-exceed* amount of $147,500, understanding that the project will likely be completed at approximately +/- $132,500.

Action:

Motion to approve entering into a contract with American Liberty Construction, Inc. in an not-to-exceed amount of $147,500 for the Design and Construction of Exterior Finishes to Pump House No. 3

Attachments

American Liberty Proposal
CIP water utility worksheet page
Pump House existing conditions
Wall Section Detail

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	04/22/2021 03:33 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 04:17 PM
Form Started By: Mark Riverblood		Started On: 04/20/2021 08:39 AM
Final Approval Date: 04/22/2021		

PROPOSALS MUST BE RECEIVED BY:
2:00 PM on Tuesday, April 20th, 2021
Deliver by e-mail ONLY to:
Mary Jo Warner
Ramsey, MN 55303
763-433-9820

E-mail to: mwarner@cityoframsey.com

REQUEST FOR QUOTATION

Design and Construction of Exterior Finishes to Pump House No. 3



PROPOSAL SPECIFICATIONS

Design and Construct exterior finishes on Pump House No. 3 at 14515 Center Street, pursuant to all industry standards, and material manufacturer's instructions.

Pre-Qualifications:

I. ****Bidder/Contactor shall demonstrate that he/she has successfully installed 3 (three) projects of comparable or greater scope in a county, municipal or school setting in the Twin Cities Metropolitan area within the last 10 (ten) years.**

II. **Bidder/Contractor shall confirm his/her capacity to develop the design and produce construction documents necessary to convey the design intent depicted in pages 5 &6, with colors and finishes* similar to that of the Municipal Center; and to receive a building permit for the Work, and to construct the Project. A Design Subcontractor, if required to fulfill this requirement, must be identified in the Bidder/Contractor's proposal.**

III. **Contractor is responsible for visiting the site and Pump House to determine all existing conditions that may affect the performance of the Work, AND participating in the Pre-Bid Conference if one is scheduled.**

Project Requirements:

I/We agree to design and construct furnish all labor, supply materials as needed, and site security to perform the work as described below:

- Contractor and the City of Ramsey shall enter into the City's standard form of agreement.
- Contractor shall submit documentation of the design to the City of Ramsey's representative for review and approval at two phases of the Project: design development and 75% of contract documents. The Contractor shall provide an Architectural Finish Material Board, for acceptance at the design development phase.
- Contractor shall submit contract documents for permitting by the City of Ramsey and shall secure all permits related to the Work.
- Pump House No. 3 shall be fully operational during construction. The Contractor shall make accommodations for these continuous operations and for access to the building by City staff and other Contractors as may be required.

- Contractor shall provide evidence of insurance in accordance with City requirements, and be licensed to work in the City (a $75 fee).
- Contractor may use outdoor building utilities in the performance of the Work.
- Contractor shall provide temporary facilities, as required, for proper storage of materials and for sanitation.
- Mobilization and material handling necessary to install ALL exterior finish materials as depicted in the Appendix and as required for the completion of the Work.
- Contractor shall layout and prepare the construction site for approval by a City representative.
- Contractor shall communicate with the City's representative to ascertain underground utilities that surface on site, and shall be responsible for marking and protecting all utilities on the site during construction.
- Contractor shall protect above ground equipment and notify the City's representative immediately of any damage to equipment.
- Contractor shall carefully remove materials (if any) from the building in preparation for the Work and dispose of same properly of at his/her expense. The building interior shall not be subjected to weather-related elements.
- The contractor shall substantially complete the project within 30 days from notice to proceed to close-out.
- The Contractor shall be paid for the work completed, materials on site, and not equipment & furnishings stored off-site. The City is not responsible for stolen, missing or damaged materials.
- Applications for Payment will be promptly reviewed by the City's representative.
- Notify the City's representative prior to substantial completion to schedule a final review of the work and make corrections to deficiencies identified in the final review.
- Contactor must include within the Quote, any incidentals required to complete the installation pursuant to manufacture's standards.
- This Request for Quotation shall be a not-to-exceed amount. The Contractor must include within his/her quote any time or materials necessary to complete the work in a professional and quality manner. At the completion of the Work, the site's grounds shall be returned to its current condition by the Contractor.
- There will be no Change Orders.
- Work site may be required to be enclosed with temporary safety fencing—if the contractor is not physically on site. Fencing is **not required** if there are no equipment or loose items/tools anywhere on site.

Work and Staging Areas:

Confine work activities to the Pump House site. Contactor is responsible for protecting driveway pavement from breaking and damage. No mechanized equipment shall be left overnight on the site (unless fenced), and no construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72-hour advance notice before working on Saturday. City Council approval is required for Sunday work.

Coordinate staging area and fencing with the City's representative prior to beginning the Work. Pump House operations may not be interrupted by the Work and access to the building must be maintained continuously.

Liquidated Damages:

Liquidated damages shall be deducted from the approved quoted amount, in a sum of $30 dollars per weekday (M-F) for non-completion after August 31st, 2021, *or* 120 calendar days after City's issuance of notice to proceed—whichever occurs later.

Warranty/Guarantee:

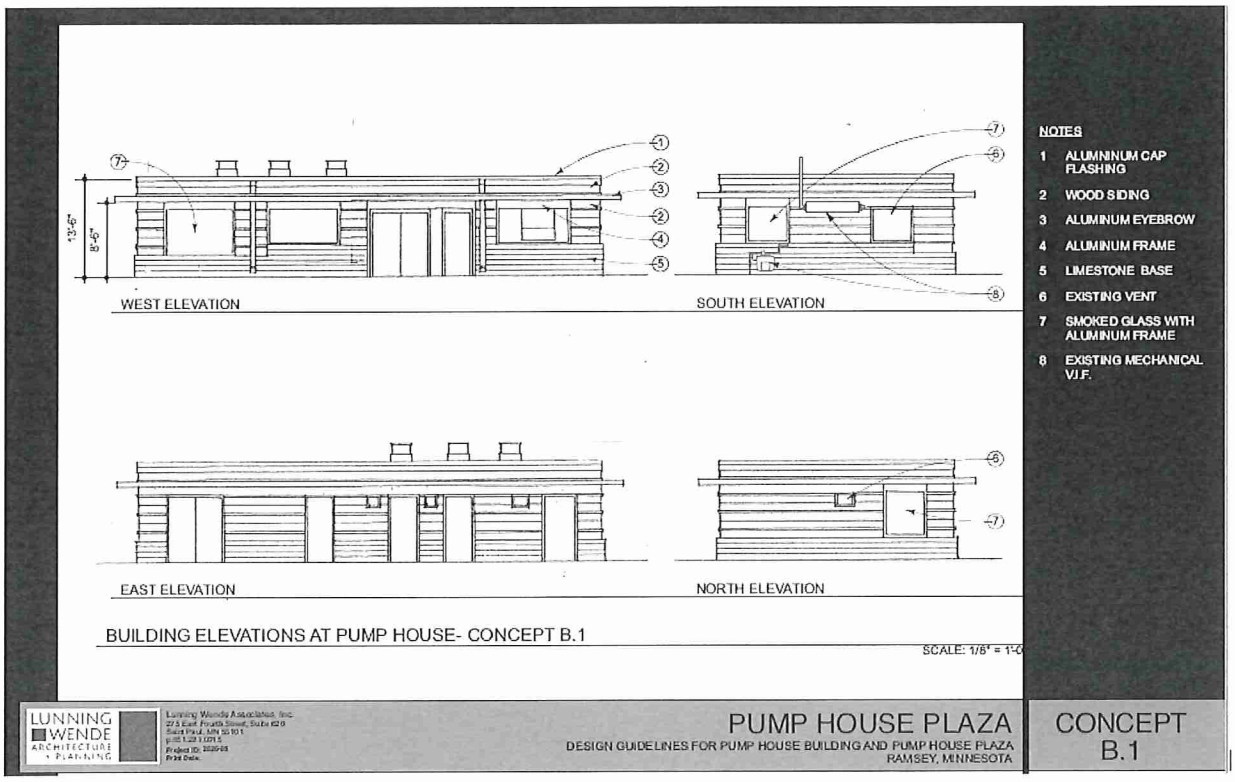
The Contractor warrants and guarantees to the Owner that all installation Work will be of good quality and free from faults or defects in accordance with this RFQ. All defective Work may be rejected.

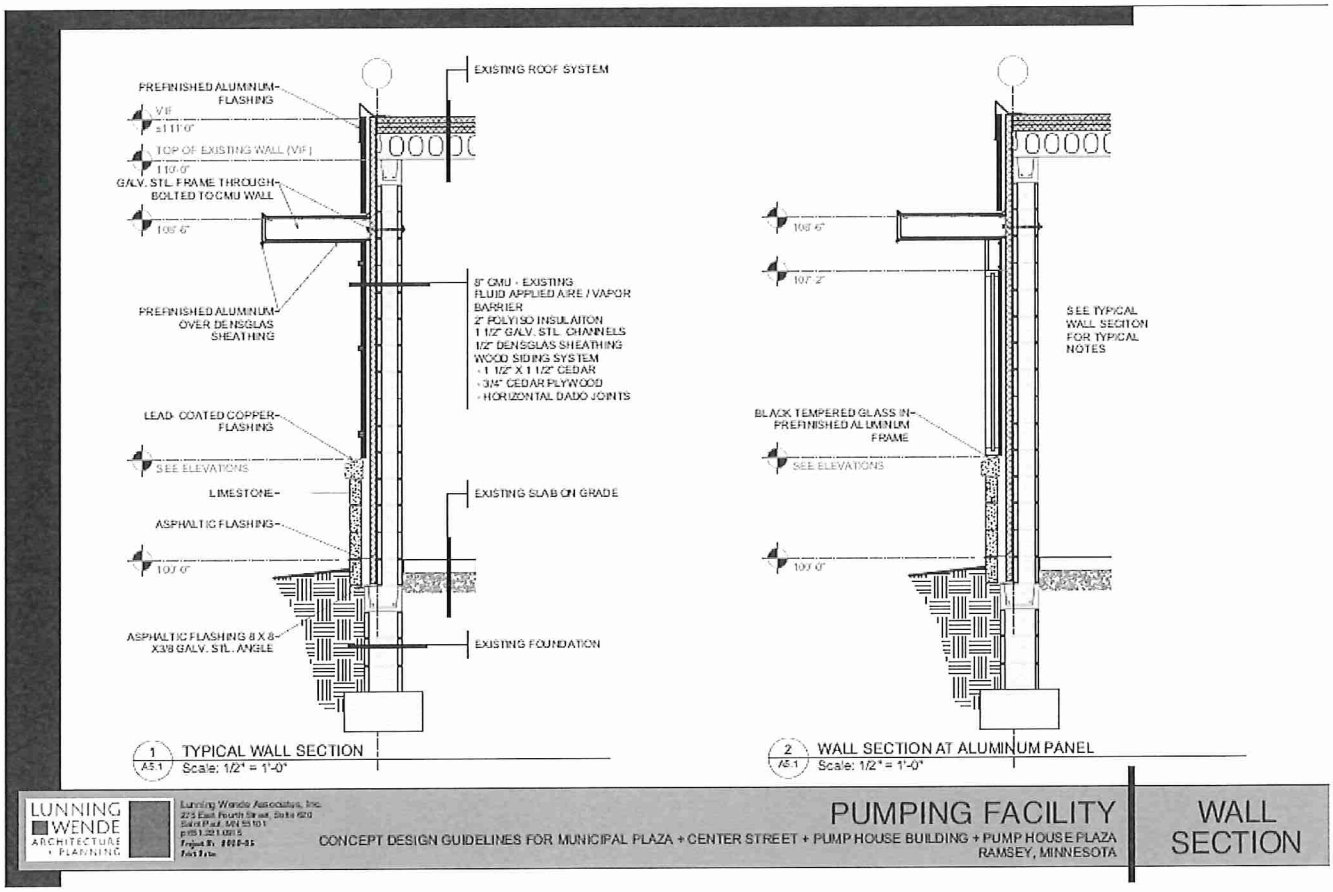
If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to final payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

Specification Reference:

The Contractor shall design the Work in conformance with the Specifications and Concept Drawings set forth below, and in accordance with standard construction practices. Additionally, the Contractor must be licensed to work in the City of Ramsey, at the time work may commence. The three lowest cost proposers may be asked to include a *list of finish materials and manufacturers to aid in the selection of the qualified Bidder/Contractor.





~ End of Specifications ~

Quotation for Design and Construction of Exterior Finishes at Pump House No. 3

$ 132,500.00 **for all costs to complete installation as referenced.**

In submitting the above quote, I/We warrant the quote valid for work to be completed on or before August 31st, 2021 *or* 120 calendar days after City's issuance of notice to proceed—whichever occurs later.

Additionally, I/we acknowledge the specifications, provisions and Appendix referenced herein and above. (Contractor need only submit this Quotation page #7.)

Contractor name AMERICAN LIBERTY CONSTRUCTION, INC.

Owner or representative HOWARD O. JACOBSON

Signature [signature]

Phone(s) 763-477-9900

E-mail HOWARDJ@AMERICANLIBERTY.BIZ

**List three related projects of comparable scope for a governmental agency in the Twin Cities Metropolitan area within recent years, with contact/reference information:

Project name and location EDINA WELL BLDG #9
Contact name and info DAVID GOETGEAN 952-826-0312

Project name and location EGAN WELL HOUSE IMPROVEMENTS
Contact name and info JON EATON 651-675-5215

Project name and location CITY OF RAMSEY - ELMCREST PARK BLDG
Contact name and info MARK RIVERBLOOD 763-427-8254

AMERICAN LIBERTY
CONSTRUCTION

P.O. Box 547, 5900 Main Street, Rockford, MN 55373 phone 763-477-9900 and fax 763-477-9600

PROPOSAL REQUEST NOTES: 4/20/21

1) We have attached our proposal estimate for transparency. We have not been involved in the original design discussions and therefore we will have to be brought up to speed. There will be products to review and ideas to clarify, to come to agreement on the final design, which could impact the pricing. We will gladly share all estimates and costs with you throughout the process.
2) $1000 Engineering allowance included for calculations for sunshade, siding and stone veneer.
3) We anticipate the existing conceptual drawings included in the City RFP are sufficient to acquire building permits and complete construction, with some minor modifications. These modifications will be done by American Liberty Construction. Consent of the Architect is required to be obtained by the City of Ramsey to use the plans and make modifications. Additional details will be provided by American Liberty Construction as attachments to the Architects plans. No other Architect certification is included in our proposal.
4) Does not include grass or sod restoration after construction.
5) Stone veneer per Boulder Creek Stone Products. Substitutions of equal price can be made. See attached selection guide.
6) Prefabricated aluminum Sun / Shade Screen "SA" style by Industrial Louver. Screen is painted with one of 61 standard colors. The typical wall section shows a closed canopy which would require structure, roofing, soffit, flashing, etc, would add snow loading to the building wall and complicate the overall design. Possible cost savings can be reviewed if needed for the "wall section overhang" vs the Industrial Louver Sun / Shade Screen.
7) Our lumber supplier could not find any ¾" cedar plywood that is suitable for use in an exterior application. They did come up with a 5/8" panel of Okoume plywood that has similar properties to cedar and is made for exterior siding. It will gray out over time. This material will need to be approved prior to acceptance of this proposal, or the alternate Thermory siding and cost approved.
8) An alternate for Thermory Wood Siding which is 1 x 4 Ash, temperature treated for exterior use is provided along with some literature. This is a very attractive product for the price upgrade.
9) Windows are bronze or clear anondized frame with gray tinted glass. Samples will be reviewed for density and color selection.
10) Painting of hollow metal doors on the exterior side to match windows and sun shade is included. Painting pipes and other misc. items protruding thru the siding is included. Siding is natural wood and is not finished.
11) Electric lights and outlets are extended to the outside face of the new siding.

ALTERNATE PRICING FOR THERMORY ASH SIDING: ADD $15,000.00

Owner: City of Ramsey
Estimator: H. Jacobson

Exterior Finishes Pump House #3

Date: 02/20/21

CSI	Description	Qty	Unit	Matl	Matl Ext	Hrs	L Ext	Matl	Sub	Extension
04200(s)	Stone Veneer	1	LS	$0	$0		$0		$17,000	$17,000
05000(s)	Steel Erection	1	LS	$0	$0		$0			$0
	Install Sunshade Brackets	22	Ea.	$0	$0	16	$1,200			$1,200
	Install Sunshade Panels	22	Ea.	$0	$0	44	$3,300			$3,300
06105(m)	Misc. Hardware	1	LS	$0	$1,000	32	$2,400			$3,400
06100(m)	Lumber Rough Framing	1	LS	$0	$0		$0	$1,600		$1,600
	Galvanized Angle 3" x 3"	125	LF	$0	$0		$0	$2,500		$2,500
	Epoxy, Rods, Screens	1	Ea.	$0	$0		$0	$400		$400
	Siding Base Flashing	150	LS	$0	$0		$0	$300		$300
	2 x 4 Blocking at Doors	1	LS	$0	$0		$0	w/Lumber		$0
	2" Zees x 10'	90	Ea.	$0	$0		$0	$650		$650
	2" Bottom Channel (NR)	1	LS	$0	$0		$0	$300		$300
	Smack Pins	1	LS	$0	$0		$0	$145		$145
	2" Insulation	1600	SF	$0	$0	64	$4,800	$1,622		$6,422
	1 x 4 Trt Furring	1	LS	$0	$0	8	$600	$684		$1,284
	Self Drilling Screws	700	Ea.	$0	$0		$0	$107		$107
	Plywood Behind Masonry	1	LS	$0	$0		$0	w/Lumber		$0
	Siding	1375	SF	$0	$0	80	$6,000	$7,000		$13,000
	1 x 4 Trim Corners	96	LF	$0	$0		$0	w/Siding		$0
	1 x 4 Trim Doors, Wdw, Louvs	300	LF	$0	$0		$0	w/Siding		$0
	1 x 6 Trim Doors & Louvers	220	LF	$0	$0		$0	w/Siding		$0
	Caulking	1	LS	$0	$0		$0	$75		$75
07160(s)	Air Barrier (no doors)	1600	SF	$0	$0		$0		$6,075	$6,075
07620(m)	Flashing / Sheetmetal	1	LS	$0	$0		$0	$2,000		$2,000
08400(s)	Aluminum Entrances	1	LS	$0	$0		$0		$8,700	$8,700
09900(s)	Painting	1	LS	$0	$0		$0		$2,500	$2,500
	Doors	9	Ea.	$0	$0		$0			$0
	Louvers & Hoods	5	Ea.	$0	$0		$0			$0
10200(s)	Shade Screen	1	LS	$0	$0		$0	$29,636		$29,636
16000(s)	Electrical	1	LS	$0	$0		$0		$1,250	$1,250
		1	LS	$0	$0		$0			$0
	SUBTOTAL									$101,845
01000	General Conditions									$16,448
	SUBTOTAL									$118,293
17000	Overhead/Profit	12%								$14,195
	SUBTOTAL									$132,488
00600(G)	Perf/Pay Bond	1.461%	First $500,000					Max $7303	$0	$0
	TOTAL									$132,488
	Bid Price								$132,500.00	
Alternate #1 Thermory Siding										
06500(s)	Thermory Siding	1	LS	$0	$0		$0		$10,000	$10,000
	Additional Labor	1	LS	$0	$0	48	$3,600			$3,600
		1	LS	$0	$0		$0			$0
	SUBTOTAL									$13,600
17000	Overhead/Profit	12%								$1,632
	SUBTOTAL									$15,232
00600(G)	Perf/Pay Bond	1.461%	First $500,000					Max $7303	$0	$0
	TOTAL									$15,232
	Bid Price								$15,000.00	

Boulder Creek Stone Selection Guide

Accessories	20	Ohio Rubble	8
Bavarian Castle	2	Pebble Stone	10
Bluff Stone	3	Prairie Bluff	9
Cliffstone	3	River Rock	10
Clinker Brick	17	Sangria	7
Country Ledge	4	Southeastern Ledgestone	12
Eastern Fieldstone	4	Splitface	13
Estate Brick	18	Stonebrick	16
Fast Stak	5	Travertine Brick	19
Installation	23	Tumbled Brick	18
Italian Fieldstone	6	Used Brick	17
Montana Ledge	6	Venetian Cobble	14
Mountain Blend	7	Washed River Rock	11
New Brick	16	Weathered Edge	15
Nuggets	10	Western Ledge Stak	15

Bavarian Castle



Antique Buff
S6240-4



Norwich
S6250-5



Tudor
S6255-6



Westwood
S6230-4

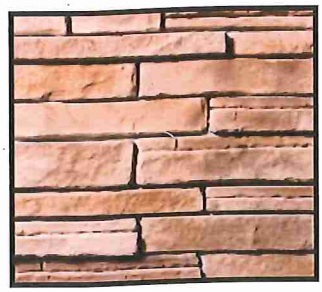


York Gray
S6220-3



Liverpool
S6260-6

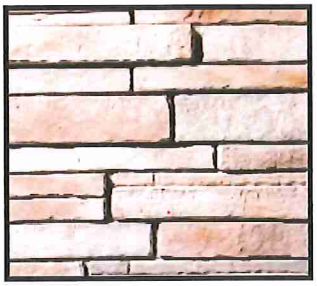
Bluff Stone



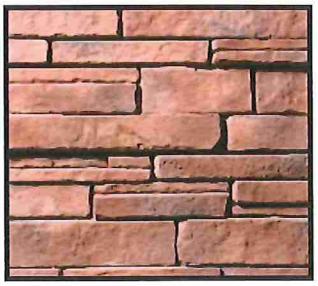
Cinnamon
S4810-8



Easton
S4835-5



Outback
S4800-8



Harrison
S4840-5



Seneca
S4830-4



Sunset
S4820-8

Cliffstone



Apache
S5170-0



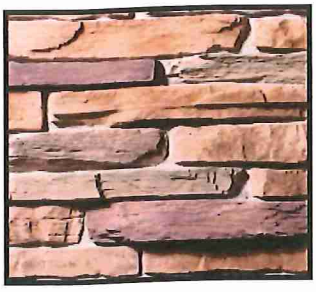
Montour
S5185-4



Bradford
S5190-7



Foxboro
S5180-4



Durango
S5160-0

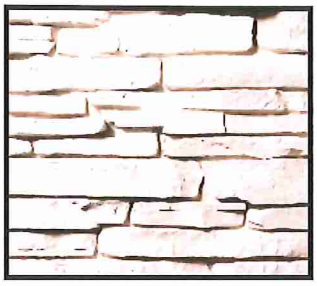
Country Ledge



West Chester
S4095-7



Brown
S4000-8



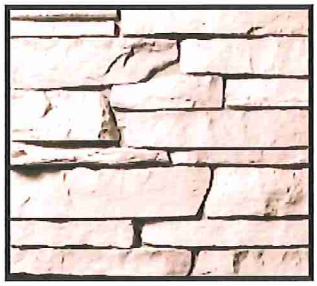
Fossil Beige
S4060-8



Jackson
S4035-7



Teton
S4015-8



Glacier Buff
S4025-8



Vancouver
S4005-7

Eastern Fieldstone



Englewood
S6000-5



Hanover
S6030-7



Stonehill
S6015-5



Hampton
S6020-5



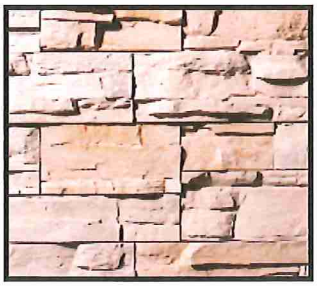
Walden
S6025-5



Tishbury
S6010-5

Fast Stak

GROUTLESS PATTERN



Nema

S5060-8



Gunflint Gray

S5020-9



Cashmere

S5015-7



Velarde

S5025-7



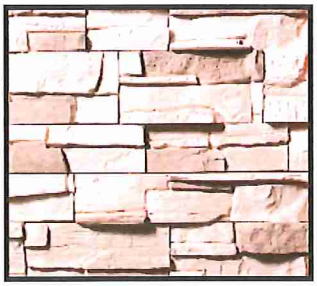
Ancona

S5005-7



Sable

S5070-8



Jaffa Beige

S5040-9



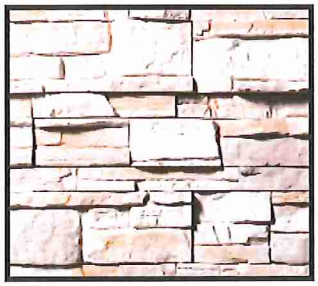
Russet Brown

S5090-6



Cheyenne Ridge

S5050-8



Mirage Gray

S5010-9

Italian Fieldstone



Tivoli
S5200-5



Venice
S5205-5



Toscana
S5220-5



Bergamo
S5215-5



Amaretto
S5225-7



Mercell
S5210-5

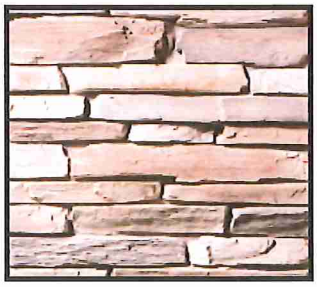
Montana Ledge



Rocky Mountain
S4610-8



Ronan
S4675-6



Suede Gray
S4630-8



Leather Brown
S4650-8



Chesapeake
S4670-4



Cactus Ridge
S4620-8



Cameron
S4680-6

Mountain Blend

NEW PATTERN



Comforts of Home
S9030-6



Athena
S9035-7



Barton
S9040-7

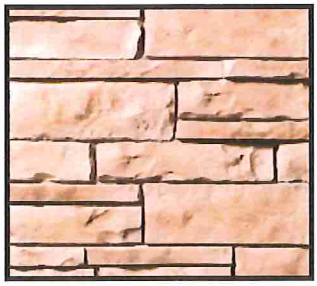


Kenwood
S9045-7

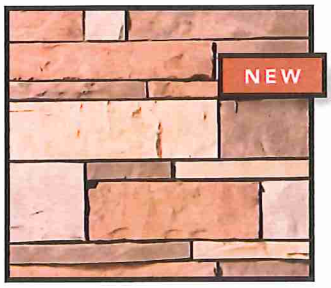


Medena
S9050-7

Sangria



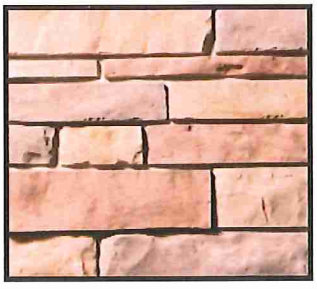
Castano
S4200-8



Auburn
S4230-7



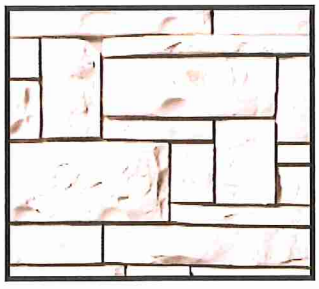
Morada
S4215-6*



Tolono
S4240-4



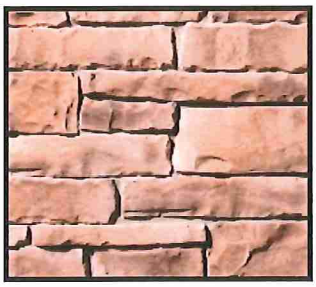
Pueblo
S4245-5



Spanish Wheat
S4210-8*

* Please note, Spanish Wheat: S4210-8 and Morada: S4215-6 are shown with some pieces installed vertically.

Ohio Rubble



Olin Valley
S4710-8



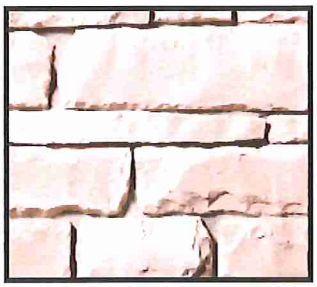
St. Claire
S4705-7



Smokey Hollow
S4725-8



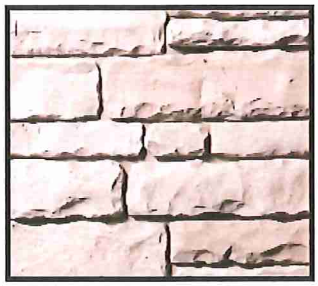
Prairie Mountain
S4720-8



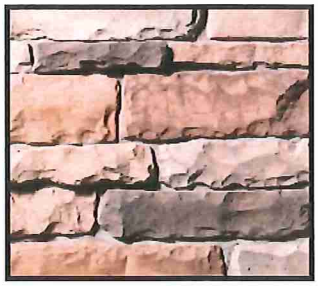
Oklahoma Crème
S4750-9



Stonehenge
S4775-4



St. Charles
S4780-5

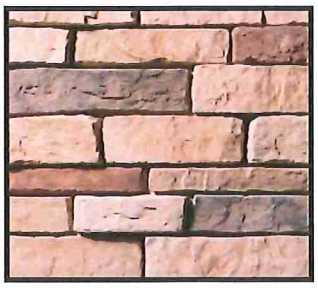


Hudson Bay
S4760-0



Monroe
S4715-7

Prairie Bluff



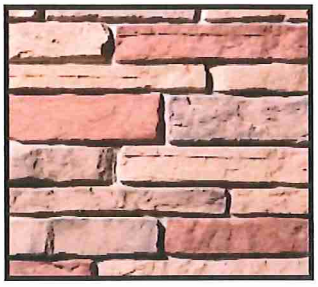
Navajo
S5800-9



Newbury
S5885-7



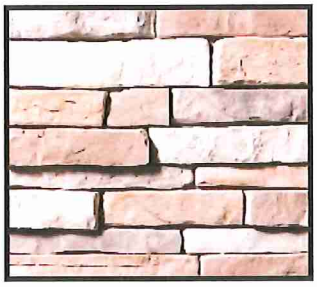
Mojave
S5860-5



Oakwood
S5830-4



Camino
S5855-5



Laner
S5820-0



Red Mountain
S5865-5



Ottawa
S5870-6



Yuma
S5810-0



Varena
S5875-6

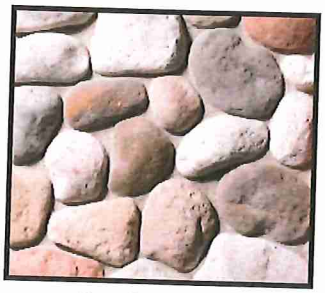
River Rock



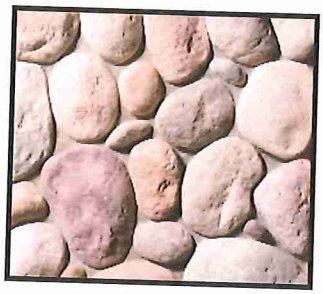
Minnesota Blend
S4385-8



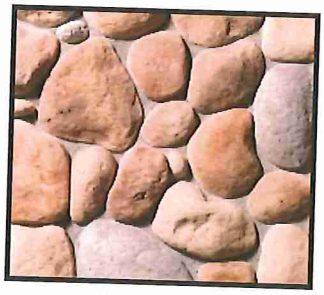
Manistee
S4325-6



Comfort Blend
S4330-8



Northern Blend
S4345-8



Desert Rust
S4350-8



Natures Blend
S4355-8



Copper Mountain
S4370-8

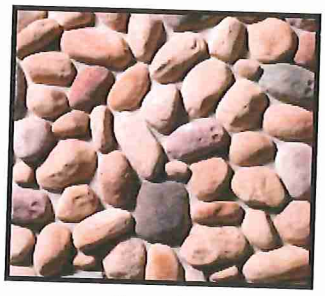


Mineral Gray
S4320-6



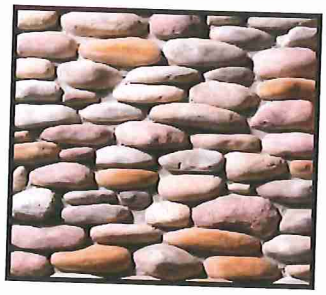
Wilderness
S4335-6

Nuggets



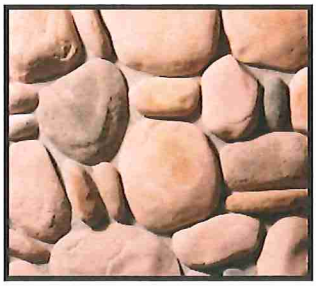
Superior
S5600-9

Pebble Stone



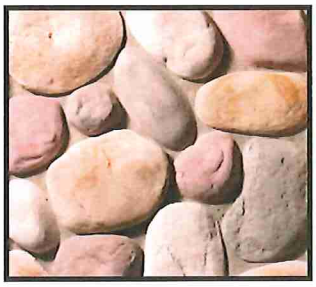
River Bed
S5400-8

Washed River Rock



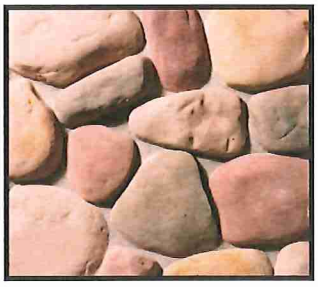
Barren

S5305-6



Erie

S5310-6



Escanaba

S5315-6



Potomac

S5320-6



Yakima

S5325-6

Southeastern Ledgestone



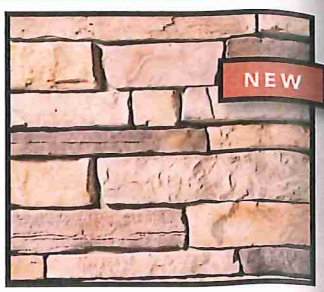
Crimson Mountain
S6185-6



Cajun
S6110-3



Wilmington
S6175-5



Quincy
S6115-7



Saratoga
S6145-4



Sierra Madre
S6150-4



Barrington
S6155-4



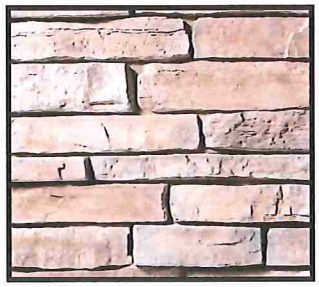
Butternut
S6165-5



Savannah
S6130-3



Allegheny
S6170-5



Westport
S6180-5



Hamilton
S6120-3



Mohawk
S6190-6



Tupelo
S6100-3

Splitface



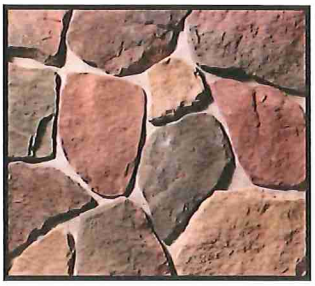
Sheffield
S4265-7



Buckeye Blend
S4260-8



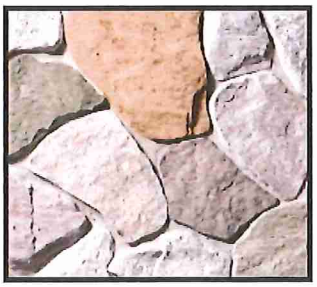
Mansfield
S4255-7



Painted Desert
S4280-0



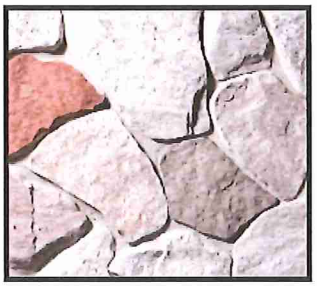
Willows
S4285-0



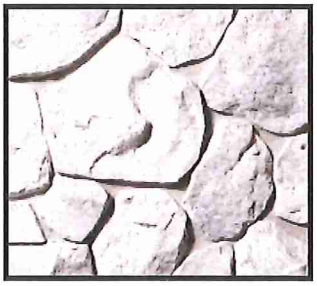
Michigan
S4290-1



Sagebrush
S4270-9



Great Lakes
S4250-8



Granite
S4300-8

Venetian Cobble



Napoli
S5900-5



Biella
S5905-5



Milan
S5910-5



Molise
S5930-6



Florence
S5940-7



Lamson
S5925-5



Naples
S5935-7



Salerno
S5915-5



Genoa
S5920-5

Weathered Edge



Fon-Du-Lac
S5100-8



Sun Prairie
S5110-8



Kodiak
S5120-0



Pepin
S5125-5



Kenosha
S5130-5



Trenton
S5135-7



Bristol
S5140-7

Western Ledge Stak

GROUTLESS PATTERN



Appaloosa
S4900-2



Belgian
S4930-5



Mustang
S4920-3



Lasino
S4925-5



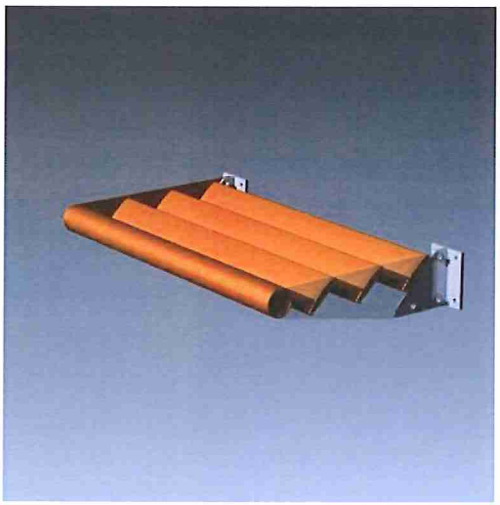
Moroccan
S4910-3



Morgan
S4935-7

Industrial Louvers, Inc.

SA Series Sunshade



STANDARD CONSTRUCTION

- Material: Extruded Aluminum 6063-T6 and/or 6061-T6
- Fascia: Round Tube, .125" (3.2mm) nominal wall thickness
- Blades: Airfoil Blades (various sizes) , minimum .081" (2.1mm) nominal wall thickness
- Outriggers: Flat Bar, .25" (6.4mm) or .375" (9.5mm) nominal wall thickness
- Mounting Brackets: Extruded Aluminum Tee
- Finish: Mill

OPTIONAL ACCESSORIES

- Aluminum suspension rods
- Segmented or radius formed components
- All sizes are custom fabricated to meet project requirements
- Tube or Channel Outriggers

FINISHES

- 2 coat fluropolymer: Kynar® 500 / custom colors available in 70% PVDF (AAMA 2605). Living Building Challenge (LBC) Red List Free.
- 3 coat fluropolymer: Kynar 500 / Hylar 5000 custom colors available in 70% PVDF (AAMA 2605). LBC Red List Free.
- Anodic finishes: Class I & Class II in Clear, Light/Medium/Dark Bronze, Champagne & Black.
- Prime coat
- Mill



Typical Assembly

SUGGESTED SPECIFICATIONS

General: Furnish and install where indicated on drawings SA Series Sunshade as manufactured by Industrial Louvers, Inc., Delano, MN.

Material: Blades to be fabricated from 6063-T6 extruded aluminum airfoil blades, minimum wall thickness .081". Fascia shall be fabricated from .125" extruded aluminum tubes. Outriggers shall be fabricated from extruded aluminum flat bar, minimum wall thickness of .25". Suspension rods (as required) shall be 3/4" diameter aluminum rod. Mounting brackets shipped loose.

Sunshades shall be installed in accordance with manufacturer's recommended attachment method and in accordance with state and federal building codes.



Horizontal Section

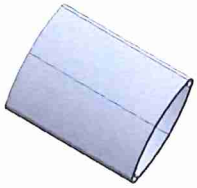
Qty.	Size: Actual ☐ M.O. ☐		Mullion Type	No. of Sections	Notes
	Width	Height			
☐	Sill flashing:		Project:		
☐	Screen:		Location:		
☐	Finish:		Architect:		
	Color:		Representative:		
☐	Other:		Date: Job #:		

CATALOG NO. SA Series Rev: Feb 2015

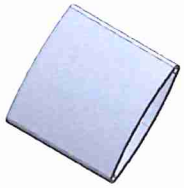
www.industriallouvers.com
ilinfo@industriallouvers.com
511 South 7th Street, Delano MN 55328
Tel: +1.763.972.2981 • Fax: +1.763.972.2911

SA SERIES

BLADE PROFILES



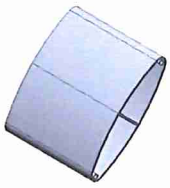
4" AIRFOIL



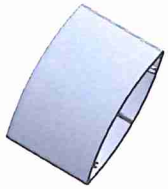
5.5" AIRFOIL



6" AIRFOIL



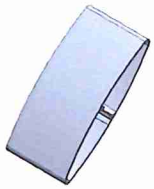
7" AIRFOIL



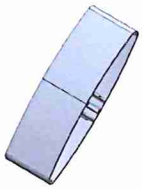
8" AIRFOIL



9.5" AIRFOIL



12" AIRFOIL



17" AIRFOIL

Custom shapes and sizes available

FASCIA PROFILES



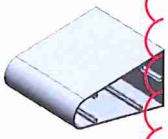
Round Tube



Bull-nose



Wedge



Large Wedge

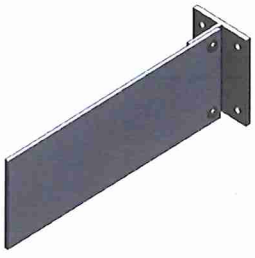


Rect. Tube

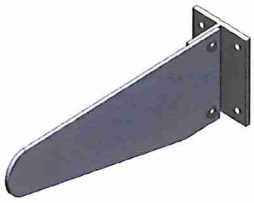
2" x 8"

Custom shapes and sizes available

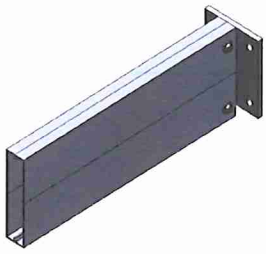
OUTRIGGER OPTIONS



Straight Flat Bar



Tapered Flat Bar



Straight Tube

Custom shapes and sizes available

Industrial Louvers, Inc.
511 South 7th Street
Delano, MN 55328
Phone: 763-972-2981
Fax: 763-972-2911
www.industriallouvers.com - ilinfo@industriallouvers.com

Industrial Louvers, Inc.

Color Selections

Verta proudly uses the Sherwin-Williams® Fluropon® Pure line of coatings as its standard finish. This formulation is available in thousands of custom-matched colors. Most colors are achieved with a two-coat, single bake process. Some colors may require additional coats or processing. Please contact Verta for information about specific colors.

About Sherwin-Williams® Fluropon Pure

SHERWIN-WILLIAMS.

With significantly reduced hazardous materials, these coatings are formulated with material transparency and environmental impacts in mind. Fluropon Pure coatings offer opportunities to comply with material disclosure and optimization credits in LEED® V4 and comply with Red List Free requirements for Living Building Challenge projects. Verta is committed to sustainable practices on all the projects in which we participate, not just on those that require it.

Fluropon Pure Specifications

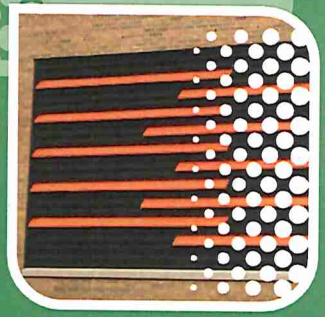
- Meets or exceeds AAMA 2605, the highest standard available for organic coatings on architectural aluminum extrusions and panels and is reserved for products that require superior performance.
- Appropriate for building components designed for high-rise and monumental structures.
- Appropriate for projects located in areas with intense sunlight, extreme temperatures or high levels of atmospheric pollutants.
- Formulated without the use of PFOA, hexavalent chromium, cadmium, lead and phthalates.

VERTA, INC.
511 S. 7th Street • Delano, MN 55328
+1 763-972-7030 • info@vertafinishing.com
vertafinishing.com

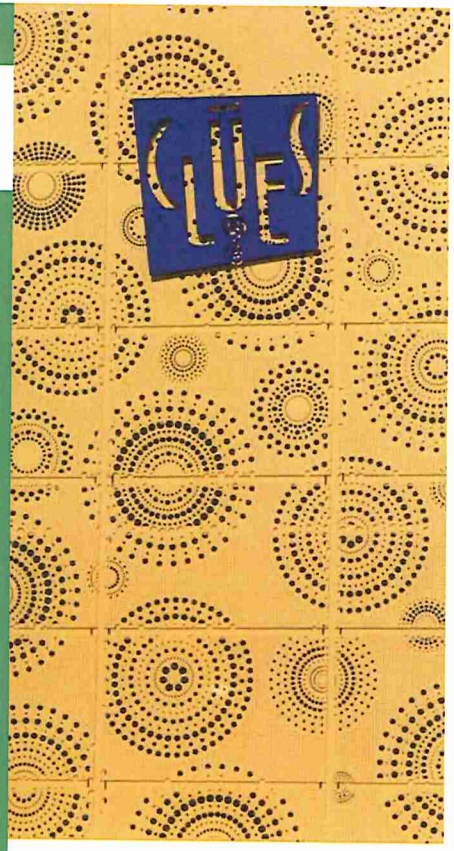
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Verta™





vertafinishing.com



Standard Polyvinylidene Fluoride (PVDF) Coating Colors

Overta™

Standard Polyvinylidene Fluoride (PVDF) Coating Colors

Solid Colors

MATTE BLACK 398A1937FP	EXTRA DARK BRONZE 397B1820FP	MANSARD BROWN 397C0247FP	HARTFORD GREEN 395C196FP	AWARD BLUE 396B766FP
CHARCOAL 392B651FP	STATUARY BRONZE 397F262FP	BRANDYWINE 394A735FP	EVERGREEN 395C903FP	ELECTRIC BLUE 396B1088FP
FASHION GRAY 392A849FP	DARK BRONZE 397B791FP	COLONIAL RED 394A946FP	INTERSTATE GREEN 395F081FP	REX BLUE 396B502FP
CITYSCAPE 392B869FP	SEAL BROWN 397B036FP	BRICK RED 394F146FP	DARK IVY 395C1508FP	SKY BLUE 396B5712FP
STONE WHITE 391A454FP	GRAYISH 392B4031FP	TILE RED 394A572FP	MINT GREEN 395B880FP	TEAL 395A832FP
BONE WHITE 391B803FP	SIERRA TAN 393B4397FP	BEIGE 393F061FP	PATINA GREEN 395C1321FP	HEMLOCK GREEN 395C1966FP
BRIGHT WHITE 391B9513FP	SEAWOLF BEIGE 397F199FP	SANDSTONE 393X321FP	ALMOND 397B1117FP	ORIENTAL IVORY 393A361FP

Mica/Metallic Colors*

DARK BRONZE MICA 399C8157FP	HARVEST GOLD 399C8787FP	COSMIC GRAY 399C9126FP	WEST PEWTER MICA 399C9753FP	BRIGHT SILVER 399X440FP
MEDIUM BRONZE 399D0427FP	APPLE FIZZIE 399B812FP	GRAY VELVET 399D0508FP	SILVER 399B697FP	PLATINUM 399C7551FP
DRIFTWOOD 399C9411FP	CHAMPAGNE METALLIC 399C711FP	MEDIUM GRAY 399D7582FP	SILVERSMITH 399D0502FP	SUNLIGHT SILVER 399D0280FP
VANCOUVER COPPER 399C9350FP	CHAMPAGNE PEARL 399C245FP	PEWTER 399C1180FP	SILVER METALLIC 399C8897FP	ANODIC CLEAR 399C210FP



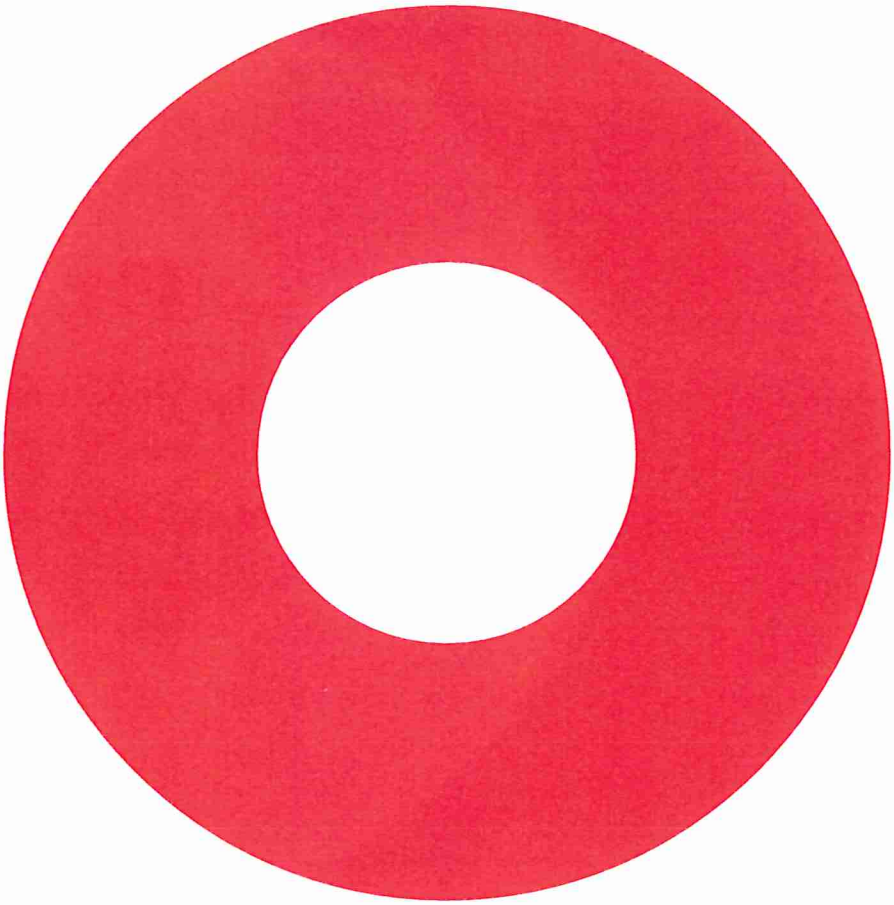
COPPER
399C505FP

**Mica/Metallic Colors: Most colors are achieved with a standard two-coat, single bake process. Some colors may require additional coats or processing.*

***Vibrant Colors: Colors shown are eligible for our full 20-year warranty. Some vibrant and exotic colors carry a warranty for adhesion only.*

Vibrant Colors**

GALACTIC DARKNESS SL6A258FP	EGGPLANT SL6A1169FP	YELLOW 393B4927FP	NEON ORANGE 384A3437FP	BRIGHT RED SL4A625FP



THERMORY®

LEAVE A LASTING IMPACT

2021

Our process sets the bar and challenges the industry to try to keep up.



One of our thermal modification chambers located in our Estonia factory.

Owning Our Technology

Our proprietary process uses advanced technology and 20,000 square foot chambers to yield consistent, superior results in every batch.

Masterminding The Process

Our wood scientists control our modification process and tirelessly pursue perfection in every board. From temperature to fan speed, each batch is tailored to optimize results.

Creating Superior Products

Our wood scientists and proven process come together to create products that change the landscape of the wood industry - products that offer valuable solutions to the problems you face.

Rot Resistant

Each board is naturally enhanced for significantly reduced moisture absorbency.

Exceptional Durability

Rot resistance that few products, exotic or engineered, come close to equalling.

Smooth-Kissed Milling

Each board is smooth, straight and reliable. Touch it, feel it, love it.



Thermory Takes Testing Seriously

Our products are consistently proven through third-party test results.

- ROT RESISTANCE
- STABILITY
- FIRE
- STRENGTH
- TERMITE

Complete modification of every fiber.

Our process modifies each board completely, all the way through the core, leading to unequalled durability and stability. At Thermory, we leave no fiber unaltered.

Beautifully Simple, Remarkably Durable

You know that you shouldn't have to choose between a stunning aesthetic and reliable performance. Between real wood and durability. Between sustainability and workability. You deserve a material that checks all the boxes, including a couple you didn't know could be checked.

We created the Benchmark Series because it's the beautiful, natural wood product you deserve. The product that doesn't force you to settle or compromise. Benchmark is for those who demand more.

This is the Benchmark Series. The bar has been raised.





Pictured Above:
White Ash (Top)
Scots Pine (Bottom)

THERMALLY MODIFIED

White Ash

White Ash (hardwood) sourced in North America & Europe offers a knot-free rich, classic color.



APPLICATIONS

- DECKING
- CLADDING
- PORCH FLOORING

COLOR EVOLUTION

- Exotic Brown color naturally silvers over time.
- Aging time varies based on application and climate.
- Color can be retained by treating with Thermory-recommended oil as-needed.

ASH VS. TROPICAL WOOD

Our thermally modified ash is comparable to tropical wood in aesthetic and durability. But in a head-to-head matchup, Thermory comes out on top.

	Benchmark WHITE ASH	TROPICAL WOOD	SYNTHETIC*
DURABLE	✓	✓	✓
REAL WOOD	✓	✓	✗
COLOR REJUVENATION	✓	✗	✗
CONSISTENT COLOR	✓	✗	✓
ROT RESISTANT 25+ YEARS	✓	✗	✓
DIMENSIONALLY STABLE	✓	✗	✗
EASY TO INSTALL	✓	✗	✓
LIGHTWEIGHT	✓	✗	✗
NON-TOXIC DUST	✓	✗	✗
JEM JOINT	✓	✗	✗
EARTH-FRIENDLY	✓	✗	✗

*Synthetic wood includes composite and PVC.

THERMALLY MODIFIED

Scots Pine

Scots Pine (softwood) sourced in Scandinavia offers a naturally light color, distinctive knots, and no visible sapwood.



APPLICATIONS

- DECKING
- CLADDING

COLOR EVOLUTION

- Golden Brown color naturally silvers over time.
- Aging time varies based on application and climate.
- Color can be retained by treating with Thermory-recommended oil as-needed.

SCOTS PINE VS. CEDAR

Our thermally modified pine is comparable to cedar in color and durability. But in a head-to-head matchup, Thermory comes out on top.

	Benchmark SCOTS PINE	CEDAR	SYNTHETIC*
DURABLE	✓	✓	✓
REAL WOOD	✓	✓	✗
COLOR REJUVENATION	✓	✗	✗
CONSISTENT COLOR	✓	✗	✓
ROT RESISTANT 20+ YEARS	✓	✗	✓
DIMENSIONALLY STABLE	✓	✗	✗
EASY TO INSTALL	✓	✗	✓
LIGHTWEIGHT	✓	✓	✗
NON-TOXIC DUST	✓	✓	✗
STRONG LENGTH STRUCTURE	✓	✗	✗
EARTH-FRIENDLY	✓	✓	✗

*Synthetic wood includes composite and PVC.



Maintenance

Maintaining Your Thermory Project

How do you keep your Thermory project looking and performing its best for decades? Well, that depends on the look you want. Like all real wood, Thermory boards will age and grey over time unless you apply something to delay the process. So the first step is to decide if you'd like to maintain the original brown color, or allow your boards to age naturally.



NATURAL BROWN

The natural result of our modification process is a rich brown color. Maintaining this color on an exterior application requires more time and effort.



SILVER

Over time, wood will age to a stunning silver. Allowing your wood to age naturally requires very little maintenance.



THE NATURAL COLOR EVOLUTION

While the brown color is the natural result of our thermal modification process, the silver is a result of wood's natural aging process through exposure to the elements. UV light and rain both accelerate the aging process - the amount of exposure influences how quickly your project will age. With direct exposure to sunlight, your project may age to silver in as little as 6 months. To maintain the original color outdoors, boards must be treated with a penetrating protective oil.

WHETHER YOU CHOOSE TO KEEP THE BROWN OR LET IT SILVER, YOUR THERMORY WOOD WILL MAINTAIN ITS CORE QUALITIES:

ROT RESISTANCE
20-25+ years of rot resistance

STABILITY
Reduced absorbency

TERMITE
No bugs allowed

SUSTAINABLE
Responsibly harvested and chemical-free

SMOOTH-KISSED MILLING
You'll have to touch it to believe it

GET THE SPECIFICS ON MAINTENENCE & CARE AT:
THERMORYUSA.COM/MAINTENANCE

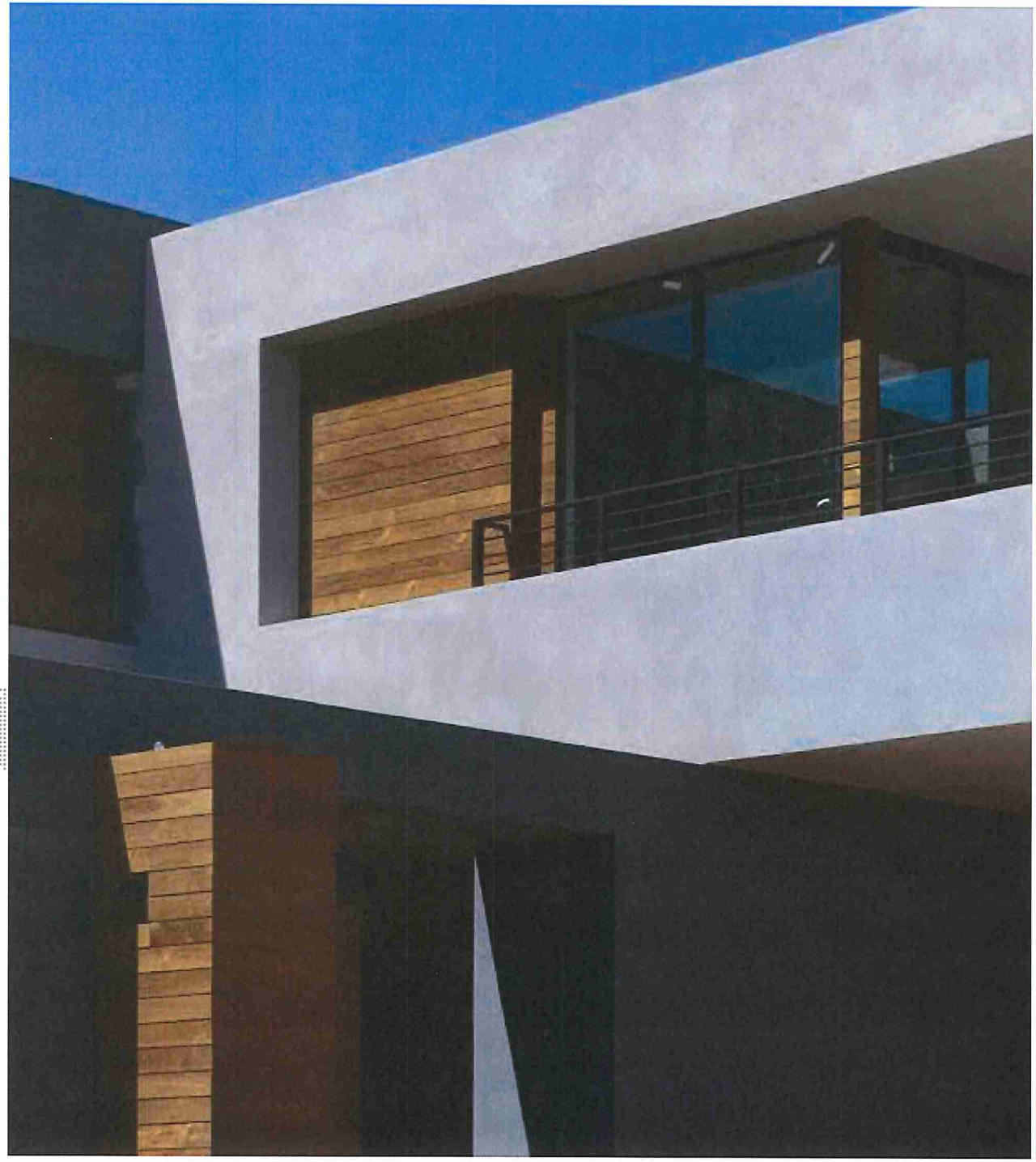
THERMORY®
LEAVE A LASTING IMPACT

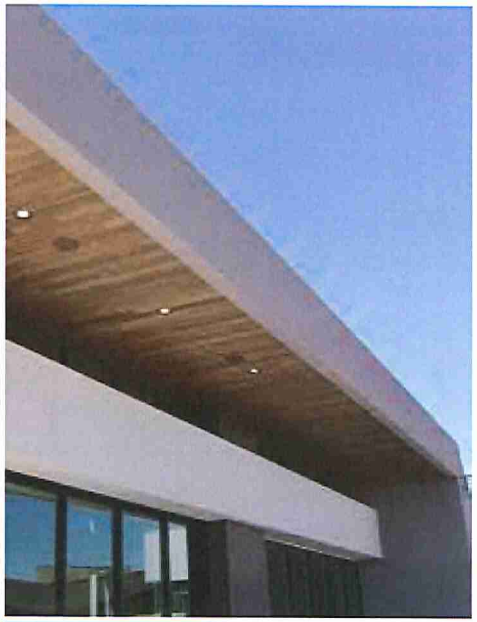
Private House
Las Vegas, NV

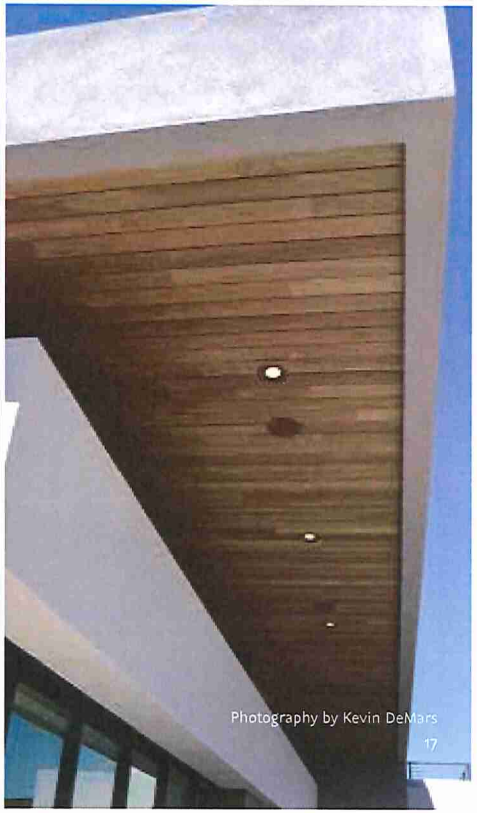
SPECIFICATIONS

Species: White Ash
Products: Cladding
Designer: Blue Heron







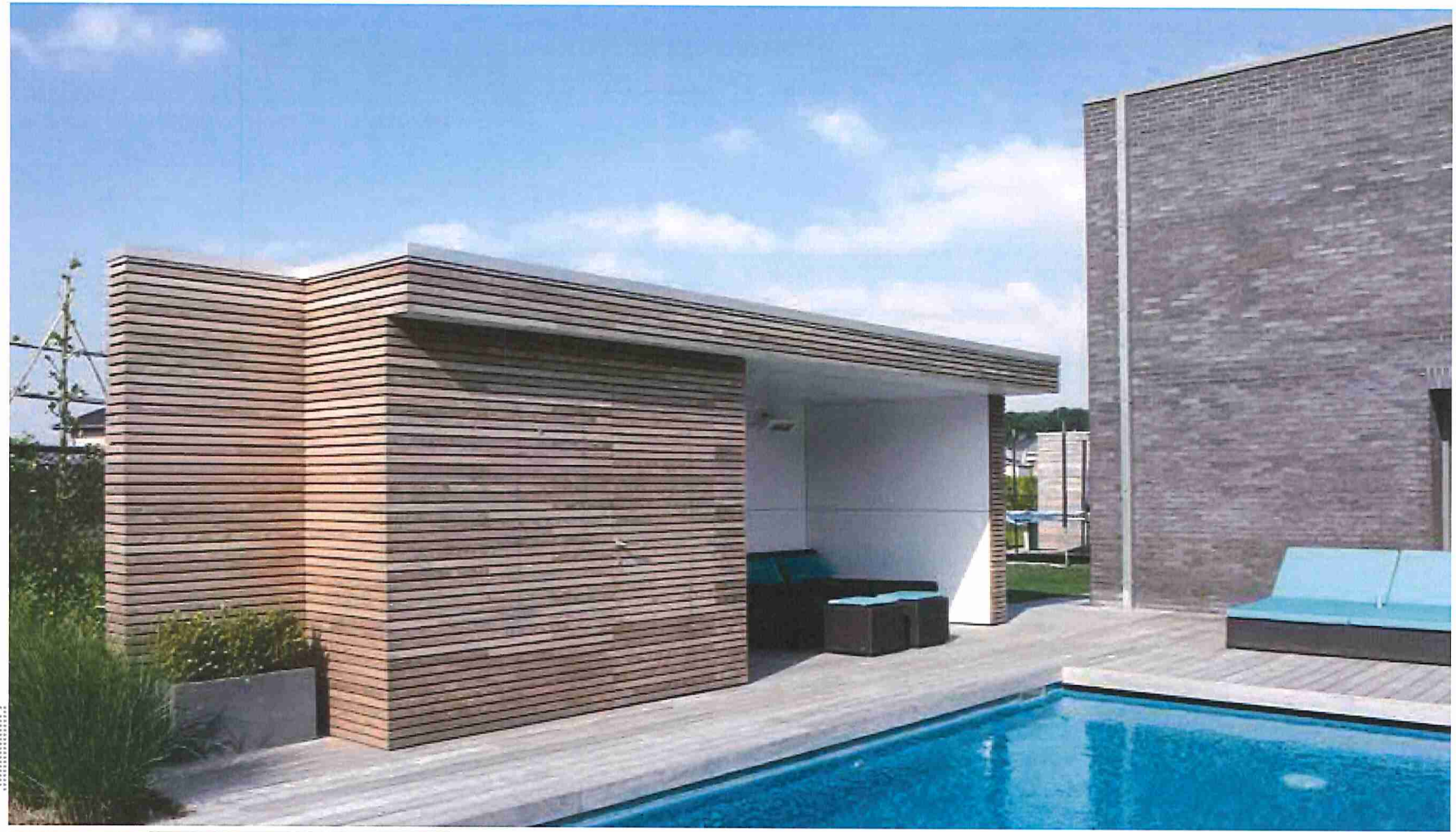


Photography by Kevin DeMars

Pool Houses
Belgium

SPECIFICATIONS

Species: White Ash
Products: PaCS Cladding







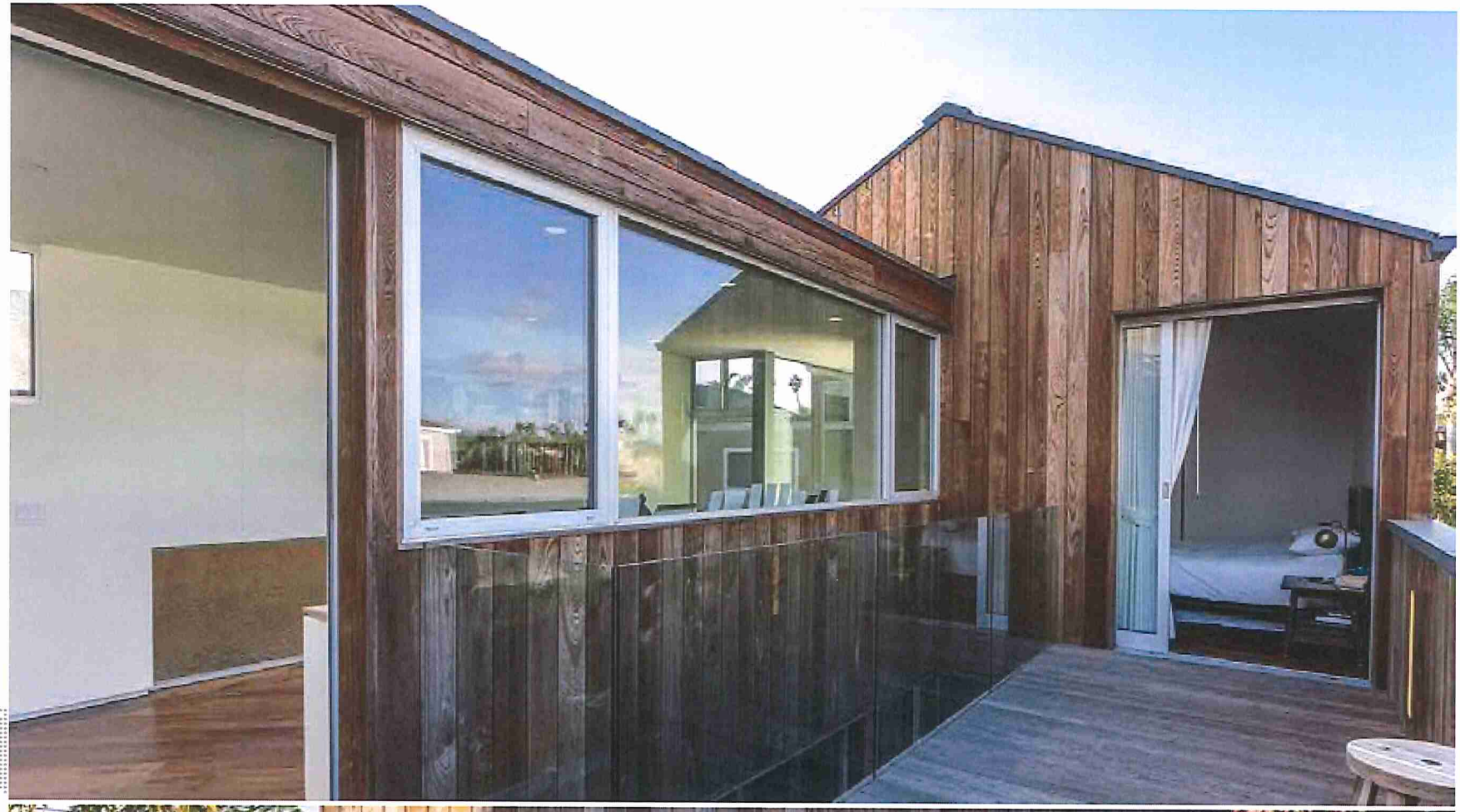
Distribution by Carpentier Hardwood Solutions NV
Photography by Carpentier Hardwood Solutions NV

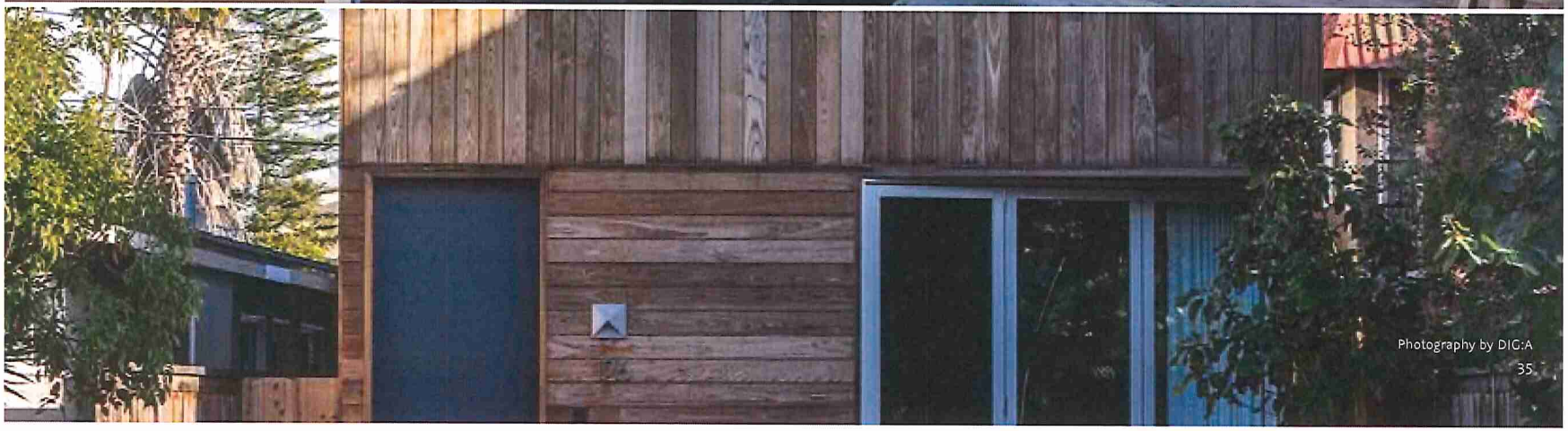
Private House
Seal Beach, CA

SPECIFICATIONS

Species: White Ash
Products: PaCS Cladding
Designer: DIG:A







Photography by DIG:A

Capital Improvement Program

2020 *thru* 2029

City of Ramsey, Minnesota

Project # 04-WTR-005

Project Name Complete Pump House 3

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $240,000

Description

This project would add stone and other treatments to the exterior of the unfinished pumphouse to reflect the civic architecture in The COR, to include public buildings, landscaping, as well as, streetscaping.

Additionally, detailed planning in 2019 identified the value in adding to this highly visible public site - a restroom and a plaza/seating area along Center Street. The project will also consider photovoltaic panels to screen some of the industrial looking roofline and shade for the seating area. This power can be available for some the of the public irrigation systems - ex: the pumphouse.

Justification

The purpose and outcome would be to complete the building that has been in an unfinished state for more than a decade. The improvements coincide with the tens of millions of dollwars in adjoining private investments in Ramsey's Downtown District.

Expenditures	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Improvements Other than Building Cost	240,000										240,000
Total	**240,000**										**240,000**

Funding Sources	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Grants/Outside Sources	30,000										30,000
Water Utility Fund	210,000										210,000
Total	**240,000**										**240,000**





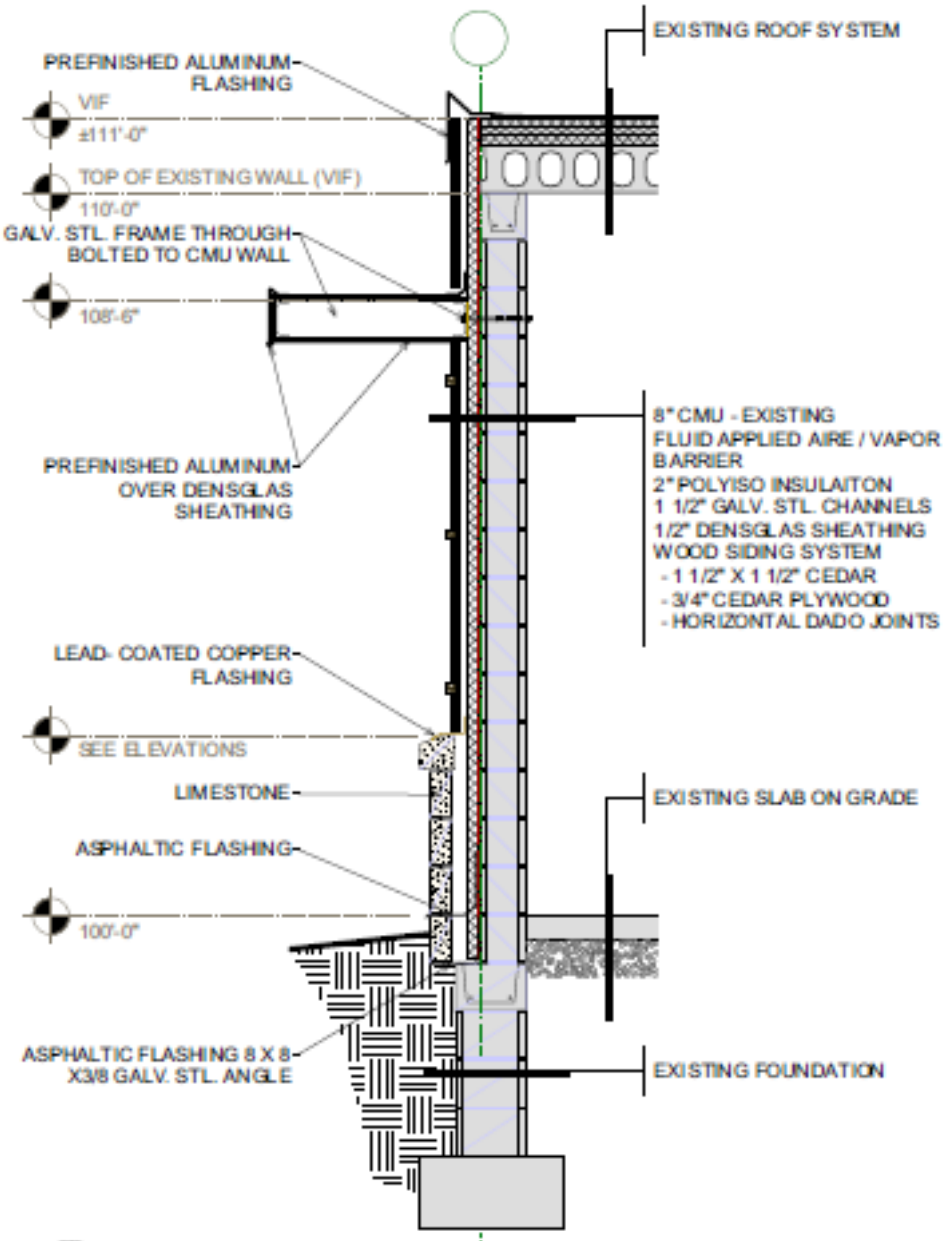




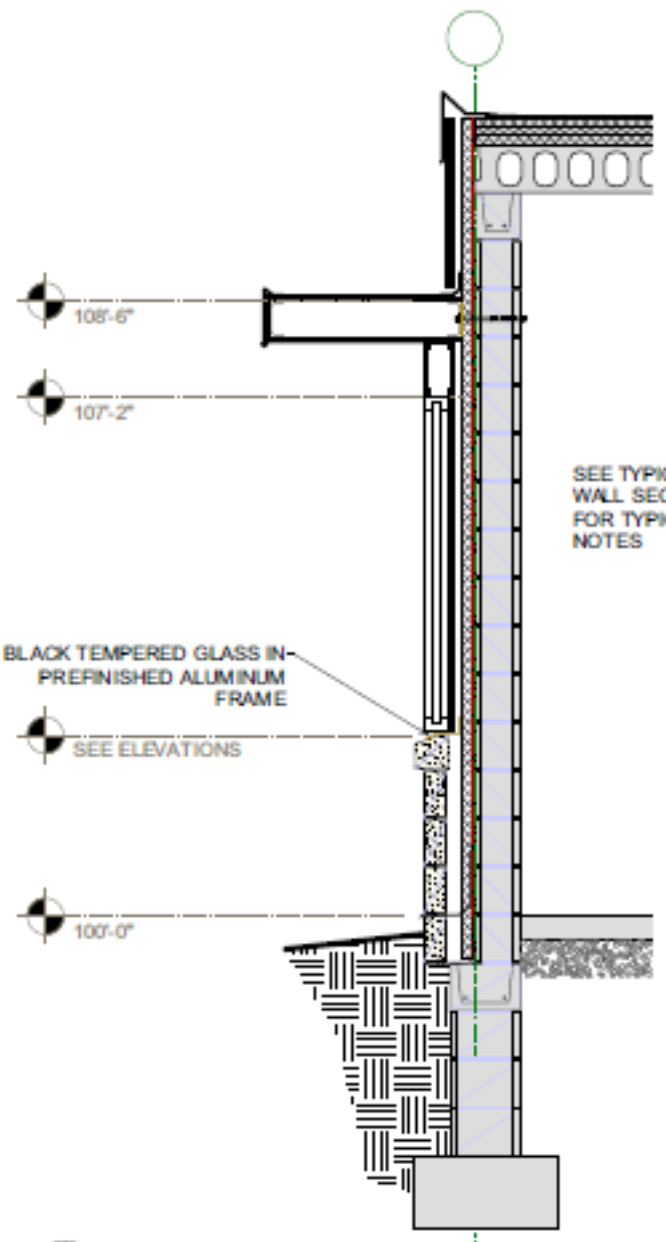

DANGER
CHEMICAL ROOM
AUTHORIZED
PERSONNEL
ONLY
DANGER
CHLORINE
GAS




DANGER !
EAR PROTECTION
REQUIRED IN
THIS AREA



1 / A5.1 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



2 / A5.1 WALL SECTION AT ALUMINUM PANEL
Scale: 1/2" = 1'-0"

CC Regular Session **7. 7.**

Meeting Date: 04/27/2021

By: Chris Anderson, Community Development

Information

Title

Motion to Adopt Resolution #21-118 Modifying the Water Efficiency Grant Program to include a separate commercial/HOA rebate category.

Purpose/Background:

The purpose of this case is twofold. First, it is to provide City Council with an update on the Water Efficiency Rebate Program and secondly, it is to consider a program modification to create a rebate category catered specifically to Commercial/Home Owners Associations.

For background purposes, the City was awarded $28,000 in grant funds from the Metropolitan Council to implement a water efficiency grant/rebate program. The program will run through June 30, 2022 or until grant funds are exhausted, whichever comes first. The program currently allows for a rebate of up to $200 per device ($500 cap for household) to replace inefficient toilets and older, less efficient irrigation controllers. Any property, commercial or residential, that is currently served by the City's water system is eligible to participate in this program.

Notification:

Notification is not required.

Observations/Alternatives:

The rebate program began in May of 2020. As of the writing of this case, there have been forty-five (45) property owners that have taken advantage of this program. The bulk of the rebates have been for smart irrigation controllers. More specifically, there have been thirty-two (32) rebates for smart irrigation controllers; eight (8) rebates for WaterSense labeled toilets; and five (5) rebates that have been for both smart irrigation controllers and WaterSense labeled toilets. The grant funds have covered $8,224.39 worth of rebates with the City's contribution (per the Grant Agreement) covering $2,741.46.

The City was contacted earlier this year by a resident within a Home Owner's Association about their ability to apply for a rebate. While they are eligible under the current criteria, they noted that the equipment for the HOA was more aligned with that of commercial irrigation systems and that a smart irrigation controller of the commercial variety can be more expensive than that of a traditional single family residential unit.

While these commercial style units can be more expensive, there is also a much greater potential for water savings (cover much larger areas that a standard single family residential lot), which is the primary purpose of the rebate program. The Environmental Policy Board (EPB) did review this request and supported the creation of a separate commercial/HOA category with a higher cap on the rebate. The primary concern that the EPB raised was not allocating too much of the grant funds to a single project. Essentially, the EPB supported incentivizing this type of a project, due to the potential for greater water savings, without drastically reducing the available funds, which would reduce the opportunity for all eligible properties. The EPB also noted that as the grant deadline (June 30, 2022) gets nearer, increasing the rebate amount may make sense if it looked like there may be unused grant dollars.

After reviewing the costs of these commercial scale controllers, it appears that an average cost is around $700. Depending on the property and the original design of the irrigation system, a single controller or multiple controllers may be present. Additionally, commercial properties oftentimes have a greater number of toilets than a

single family residence, so creating a separate category with a greater cap per property would also provide more incentive for commercial property owners to upgrade older, less efficient toilets. Thus, Staff is recommending that the Water Efficiency Rebate Program be modified to include a separate, commercial/HOA category with a per device rebate cap of $700 (device only, excludes sales tax and labor, in line with the current program) with a cumulative cap of $1,400.

Funding Source:

Funding for the Water Efficiency Grant Program consists of three sources: $28,000 from the Water Efficiency Grant from the Metropolitan Council, $9,340 from the City's Water Fund (this is equivalent to the required 25% municipal contribution), and any rebate participant would cover the sales tax on the purchase of the device (thus satisfying the requirement for the rebate participant to have a financial contribution in the program) plus any amount that exceeds the per device cap.

Recommendation:

The EPB recommends amending the Water Efficiency Grant Program to create a separate rebate category specifically for commercial/HOA properties.

Action:

Motion to adopt Resolution #21-118 Modifying the Water Efficiency Grant Program to include a separate commercial/HOA rebate category.

Attachments

EPB Meeting Minutes Dated January 25, 2021

Resolution #21-118 Modifying Water Efficiency Grant Program

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 12:23 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:56 PM
Form Started By: Chris Anderson		Started On: 04/19/2021 10:58 AM
Final Approval Date: 04/22/2021		

5.03: Update on Water Efficiency Grant Program

City Planner Anderson presented the staff report. He provided an update on the grant program which began in May of 2020 noting that to date, 39 households have participated in the program with the majority of upgrades focusing on smart irrigation controllers. There is still approximately $21,000 available for reimbursement through June of 2022. He noted that per the grant agreement, the City had to contribute 25 percent which is being provided through the City's Water Fund account and the remainder of the program is reimbursed through the Metropolitan Council.

Chairperson Valentine commented that it makes sense to go forward with something like this but would not want to see the funding dried up with a few large projects. He stated that perhaps some limits be developed for the bigger projects to ensure adequate funding for residential applicants.

Acting Chairperson Hiatt agreed. He recognized that associations have different funding sources and agreed that a subcategory could be created for those types of projects.

City Planner Anderson stated that also he did not delve into the specific details, he would still recommend a cap for commercial/multi-family projects to avoid the situation where one or two large projects use all the funding. He stated that there is a wide spectrum of what has been allowed by other municipalities using the funds from the Metropolitan Council.

Acting Chairperson Hiatt stated that perhaps an association could submit a proposed percentage for reimbursement with a not to exceed amount of perhaps $2,500. He stated that would acknowledge the larger cost of those projects but still allow those funds to be used by as many residents as possible. He commented that he would want to see the program dollars used rather than return them to the Metropolitan Council at the end of the agreement period.

Board Member Little asked if the full purpose of this program was to save water or boost moral while increasing efficiency.

City Planner Anderson stated that the grant itself is meant to find ways to be more efficient with water use, therefore a resident must be a City water customer. He stated that ideally the hope would be that additional opportunities could be found to increase efficiency for those on private wells too, as everyone pulls from the same aquafer.

Board Member Little stated that if the purpose is for efficiency, it would make sense to provide that efficiency to the biggest users and therefore he would support opening this program to associations.

Board Member Fetterley asked and received confirmation that the funds must be expended by June 2022. She stated that it is great that people are reaching out about the program and this option should be considered. She suggested adding a limitation in the beginning for association reimbursement with the option to increase reimbursement if funds are still available towards the end of the program period, rather than returning unused funds to the Metropolitan Council.

Acting Chairperson Hiatt stated that he would agree with that flexibility.

Motion by Board Member Covart and seconded by Board Member Little to recommend modifying the water efficiency rebate program to include a separate rebate for commercial/multi-family irrigation controller updates.

A roll call vote was performed:

Board Member Moore	aye
Acting Chairperson Hiatt	aye
Board Member Fetterley	aye
Board Member Little	aye
Board Member Covart	aye
Board Member Bernard	aye
Chairperson Valentine	aye

Motion carried.

Councilmember_____introduced the following resolution and moved for its adoption:

RESOLUTION #21-118

RESOLUTION TO MODIFY THE WATER EFFICIENCY GRANT PROGRAM BY CREATING A SEPARATE REBATE CATEGORY FOR COMMERCIAL/HOA PROPERTIES

WHEREAS, the City of Ramsey owns and maintains a municipal water supply system which is essential to the quality of life, health and welfare of City residents and businesses; and

WHEREAS, the City of Ramsey currently relies on groundwater as the sole source of its municipal water supply system; and

WHEREAS, the City of Ramsey is planning to construct two new municipal water supply system groundwater wells to accommodate planned growth in the next ten years; and

WHEREAS, Minnesota Statutes 473.1565 directs the Metropolitan Council to undertake planning activities that emphasize conservation, inter-jurisdictional cooperation, and long-term sustainability; and

WHEREAS, the Metropolitan Council received an allocation of $787,600 from the Clean Water Funds to assist local units of government by helping property owners pay for water saving audits and/or more water efficient appliances to conserve water; and

WHEREAS, the primary objective of the Water Efficiency Grant Program is to assist local units of government to conserve water to ensure long-term groundwater sustainability; and

WHEREAS, this grant program is consistent with the goals and objectives of the City's Strategic Action Plan; and

WHEREAS, the City has the capability to adequately fund its local cost share for this grant program through the water enterprise fund; and

WHEREAS, on September 24, 2019, the Ramsey City Council authorized staff to apply for grant funding up to $50,000; and

WHEREAS, the City of Ramsey submitted an application for grant funds to offer rebates for WaterSense labeled smart irrigation controllers, irrigation audits, and WaterSense labeled toilets for water supply customers; and

WHEREAS, the Metropolitan Council received grant applications totaling $1,393,527; and

WHEREAS, the City of Ramsey was one of forty (40) communities accepted into the grant program with a grant allocation of $28,000; and

WHEREAS, to accept the grant funds, the City of Ramsey had to enter into a Clean Water Fund Grant Agreement with the Metropolitan Council; and

WHEREAS, the City of Ramsey received an inquiry from a Home Owners Association (HOA) about the potential for a separate rebate category for commercial/HOA properties due to the greater device costs and greater water demands (both due typically to the larger areas covered by the system); and

WHEREAS, the City of Ramsey's Environmental Policy Board (EPB) supports creating a separate rebate category for commercial/HOA properties, which would incentivize these property owners to upgrade their irrigation systems and thereby contribute toward the program goal of reducing demand on the City's water system.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby authorizes modifying the Water Efficiency Grant Program to create a separate rebate category for commercial/HOA properties with a per device rebate cap of $700 and a per property cap of $1,400 contingent upon approval by the Metropolitan Council, if necessary.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of January, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 8.**

Meeting Date: 04/27/2021
Submitted For: Chloe McGuire Brigl, Community Development
By: Brian McCann, Community Development

Information

Title

Adopt Resolution #21-104 Approving Final Plat for Preserve at Northfork Second Addition, Case of BK Land Development **Please Note: This case was moved from Consent Item 5.13 to Case 7.08 on the Regular Agenda.**

Purpose/Background:

The purpose of this case is to review a request from BK Land Development to Final Plat for Preserve at Northfork 2nd Addition. In reviewing the proposed Final Plat to the approved Preliminary Plat, the Final Plat appears consistent. Preserve at Northfork 2nd Addition proposes 51 lots and is the final addition for Preserve at Northfork, utilizing the remaining land in the northeast area of the site.

Notification:

No notification required.

Observations/Alternatives:

The Final Plat project is consistent with the approved R-1 and R-2 Residential Development. The most recent revision to the R-1 and R-2 Residential Development and Preliminary Plat was via Resolution 20-212, and Ordinance 20-02.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Staff recommends the City Council adopt Resolution #21-104.

Action:

Motion to adopt Resolution #21-104.

Attachments

Site Location Map
Final Plat
Review Comments
Plan Sheets (Title and Street Sheets)
Plan Sheets (S&W and Storm Sheets)
Plan Sheets (Grading and Erosion Control Sheets)
ACTION Resolution 21-104

Form Review

Inbox	Reviewed By	Date
Brian McCann (Originator)	Brian McCann	04/14/2021 03:03 PM

Tim Gladhill	Tim Gladhill	04/22/2021 08:02 AM
Brian McCann (Originator)	Brian McCann	04/22/2021 09:26 AM
Tim Gladhill	Tim Gladhill	04/22/2021 12:24 PM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:31 PM
Form Started By: Brian McCann		Started On: 04/13/2021 11:23 AM
Final Approval Date: 04/22/2021		



City of RAMSEY

Site Location Map

193225410004

Legend

Site

Parcels

N

Print Date: November 13, 2019

0 0.175 0.35 mi

PRESERVE AT NORTHFORK 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.19, TWP.32, RGE.25

KNOW ALL PERSONS BY THESE PRESENTS: That Preserve at Northfork LLC, a Minnesota limited liability company, owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

OUTLOT B, PRESERVE AT NORTHFORK

Has caused the same to be surveyed and platted as PRESERVE AT NORTHFORK 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Preserve at Northfork LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20___.

Preserve at Northfork LLC

_____
Zachary A. Brown, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by Zachary A. Brown, President of Preserve at Northfork LLC, a Minnesota limited liability company,

_____ (Signature) _____
Notary Public, _____ County, Minnesota Notary Printed Name

My Commission Expires: _____

SURVEYORS CERTIFICATE

I Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20___, by Daniel L. Schmidt.

_____(Signature) _____
Notary Public, Hennepin County, Minnesota Notary Printed Name

My Commission Expires:_____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of PRESERVE AT NORTHFORK 2ND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By:_____, Mayor By:_____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____day of _____, 20___.

By:_____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes,
Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___.

_____
Property Tax Administrator

By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PRESERVE AT NORTHFORK 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this_____ day of _____, 20___, at _____o'clock ____.M. and was duly recorded as Document Number _____

_____
County Recorder/Registrar of Titles

By:_____, Deputy

SATHRE-BERGQUIST, INC.

PRESERVE AT NORTHFORK 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.19, TWP.32, RGE.25

NORTH

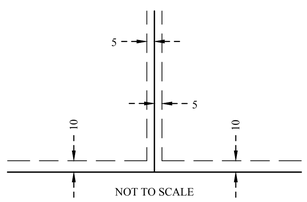
60 30 0 30 60 120

SCALE IN FEET
1 INCH = 60 FEET

The basis for the bearing system is the East line of OUTLOT B, PRESERVE AT NORTHFORK, which is assumed to bear South 00 degrees 18 minutes 24 seconds East

- ○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- ● Denotes a Found half inch Iron Pipe marked by License No. 53642, unless shown otherwise.
- ◉ Denotes a Found Cast-Iron-Monument.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

NORTHFORK MOORS ADDITION

NORTHFORK ALPINE ADDITION

ALPINE CT NW

ALPINE DRIVE NW

ALPINE DRIVE NW

N65°20'12"E 587.61

EASEMENT PER DOC. NO. 571812.001, 26694, AND 13682

C=183.48
CB=S76°35'34"W
R=470.00
Δ=22°30'43"
184.67

22.59
S00°18'24"E

EAST QUARTER CORNER
SEC.19, T.32, R.25

S24°39'55"E
92.72

C=49.88
CB=S70°22'11"W
R=280.00
Δ=10°13'15"
49.95

63.39
CB=S20°35'54"E
R=470.00
Δ=7°43'02"
C=63.34

S24°44'26"E
60.00

C=37.82
CB=N70°11'25"E
R=220.00
Δ=9°51'42"
37.87

78.28
Δ=9°32'35"
R=470.00
CB=S4°46'17"E
C=78.19

SOUTH 254.39

R=990.00
Δ=10°04'18"
174.03

N14°57'08"W 154.88

C=216.92
CB=N80°51'56"E
R=1070.00
Δ=11°38'07"
217.29

C=92.18
CB=S81°13'24"E
R=220.00
Δ=24°11'14"
92.87

N86°40'59"E 214.26

N23°28'32"E
60.05

C=15.87
CB=S66°56'51"E
R=280.00
Δ=3°14'51"
15.87

C=87.30
CB=N0°33'48"E
R=170.00
Δ=29°45'28"
88.29

N14°18'56"W
90.82

S88°01'32"E 189.85

54.36
N87°14'25"E

N82°25'06"E 349.50

65.39
N62°05'41"E

17.36
N76°27'40"E

55.41
N70°31'22"E

55.42
N67°50'28"E

52.88
N65°44'17"E

N65°15'34"E 219.03

30.82
S27°51'16"E

SOUTH 104.00

30.94
S14°43'19"W

45.01
S30°52'34"W

N47°13'50"W 143.40

C=91.98
CB=S32°47'29"W
R=300.00
Δ=17°38'08"
92.34

C=124.61
CB=S11°59'12"W
R=300.00
Δ=23°58'25"
125.53

N66°01'35"W
60.00

115.00
Δ=18°18'11"
R=360.00
CB=N33°07'30"E
C=114.51

N47°43'25"W 312.82

S00°18'24"E 1073.66

EAST LINE OF OUTLOT B, PRESERVE AT NORTHFORK

MATCH LINE

INSET A
(SEE SHEET 3 OF 4 SHEETS)

INSET B
(SEE SHEET 4 OF 4 SHEETS)

OUTLOT A

OUTLOT B

PRESERVE

RIVERSTONE

WOLVERINE ST NW

151ST LANE NW

SATHRE-BERGQUIST, INC.

INSET A

PRESERVE AT NORTHFORK 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.19, TWP.32, RGE.25

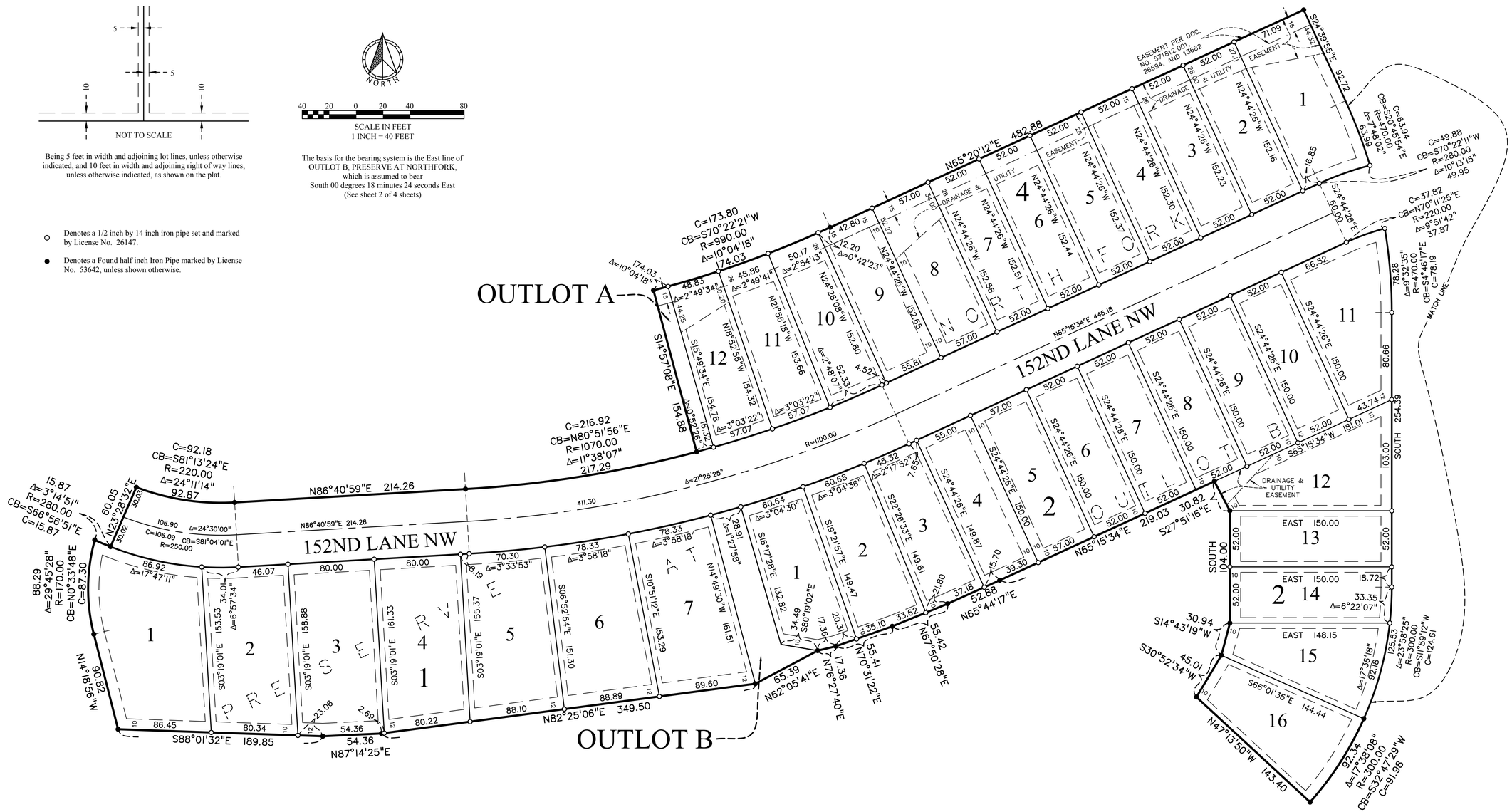
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

The basis for the bearing system is the East line of OUTLOT B, PRESERVE AT NORTHFORK, which is assumed to bear South 00 degrees 18 minutes 24 seconds East (See sheet 2 of 4 sheets)

○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.

● Denotes a Found half inch Iron Pipe marked by License No. 53642, unless shown otherwise.

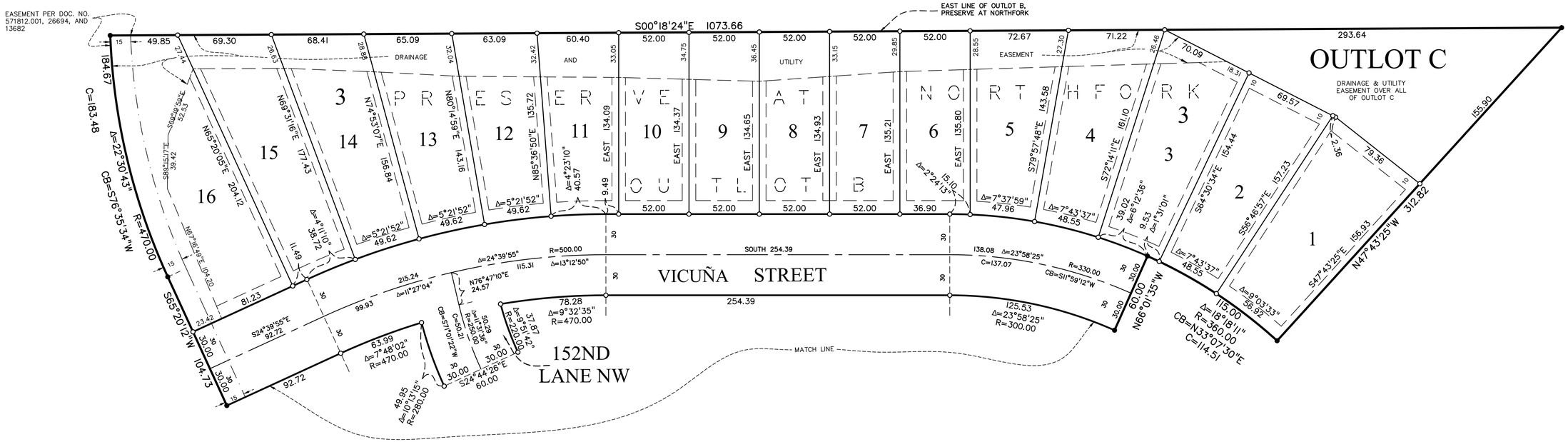


SATHRE-BERGQUIST, INC.

INSET B

PRESERVE AT NORTHFORK 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.19, TWP.32, RGE.25



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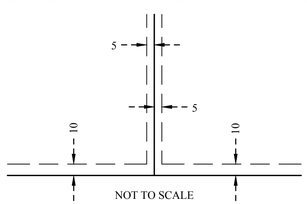
NORTH

40 20 0 20 40 80

SCALE IN FEET
1 INCH = 40 FEET

The basis for the bearing system is the East line of OUTLOT B, PRESERVE AT NORTHFORK, which is assumed to bear South 00 degrees 18 minutes 24 seconds East

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

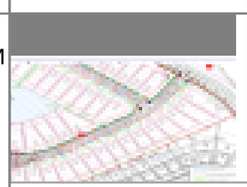
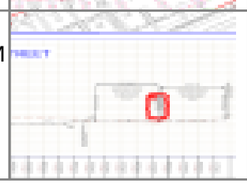
SATHRE-BERGQUIST, INC.

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Preserve at Northfork (Project No. 19-147)
Workflow Started:	03/26/2021 9:07 AM
Report Generated:	04/22/2021 08:52 AM

PLAN REVIEW COMMENTS

Cycle	Department	Reviewer	Review Status	Comments	Additional Reviewer Comments	Coordinator Comments	Comment Date	Changemark Snapshot	Applicant Response	Comment Status
Department Review										
1	City Planner	kmoen@wsbeng.com								
		Review Comments	Approved	No comments.			4/19/2021 2:25:35 PM			
	Civil Engineer II	jferiancek@cityofframsey.com								
		Changemarks		Call out the radii, or add note to street sheets if its standardized.			3/31/2021 7:49:28 AM			Unresolved
				There are extra notes on the street sheets that don't belong, extra notes and lines, particularly house information should stay on the grading plan. The linework for the street items, curb, sidewalk, should stand out and not be covered by other labels.			3/31/2021 7:49:33 AM			Unresolved
				Callout the sidewalk/trail, inlcluding dimensions. Call out ped ramps, and detail location for ped ramps.			3/31/2021 7:49:33 AM			Unresolved
				Overlapping Text needs to be fixed.			3/31/2021 7:49:33 AM			Unresolved

ProjectDox

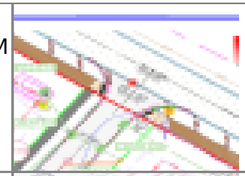
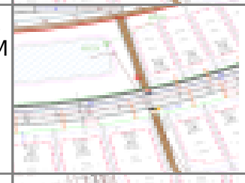
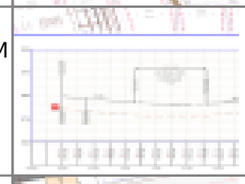
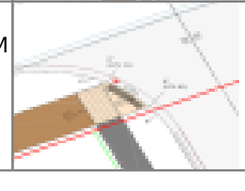
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ProjectDox

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1	Civil Engineer II	Changemarks		Cross Slope on Alpine Drive is less than 2.0%, Add a valley gutter.			3/31/2021 7:49:34 AM		Unresolved
				Call out the proposed street width.			3/31/2021 7:49:34 AM		Unresolved
				Call out Trail/Sidewalk. Use different hatch to show the difference rather than a solid for each.			3/31/2021 8:10:17 AM		Unresolved
				ID the ped ramps, call out the specific detail location.			3/31/2021 8:10:17 AM		Unresolved
				Fix Street Name Labels			3/31/2021 8:10:18 AM		Unresolved
				Verify point call outs. if 6+00 is 877.67, than the gutter should be should be about 877.38, which is higher than either point called out.			3/31/2021 8:19:22 AM		Unresolved
				The domes must have 2 feet of travel across the entire width of the ped route. The domes must be widened.			3/31/2021 8:19:22 AM		Unresolved

ProjectDox

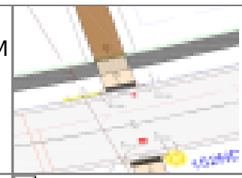
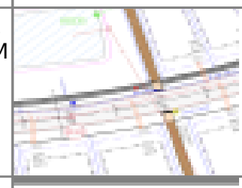
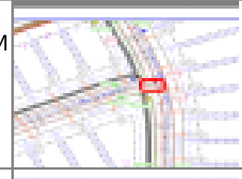
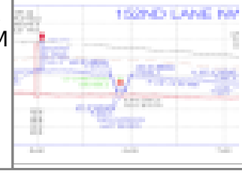
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Report Generated:	04/22/2021 08:52 AM

1	Civil Engineer II	Changemarks		To confirm, cross slope cannot exceed 2.0%.			3/31/2021 8:19:23 AM			Unresolved
				Label is calling out an 8" Plug rather than Valve			3/31/2021 8:53:26 AM			Unresolved
				Call out what we're doing with the temp hydrant. Is it being moved and reused? Is a valve being placed on the line where the temp hydrant was, or just taking off from this point?			3/31/2021 8:53:26 AM			Unresolved
				Alignment has typo. Add note to verify the location and elevation of Existing Watermain.			3/31/2021 8:53:26 AM			Unresolved
				Add something to the line beyond the small note, to indicate the section of WM pipe being lowered in plan view.			3/31/2021 2:54:30 PM			Unresolved
				Cannot see MH 18 clearly with the additional notes on the street. Need to clean up the plans, don't need notes from the street plan on the sewer plan.			3/31/2021 2:54:30 PM			Unresolved
				Make sure to include City Detail WAT-7 Watermain Lowering in the details. Per the detail add insulation between the watermain and sewer crossing.			3/31/2021 2:54:31 PM			Unresolved

ProjectDox

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Workflow Started:	03/26/2021 9:07 AM
Report Generated:	04/22/2021 08:52 AM

1	Civil Engineer II Civil Engineer IV	Review Comments llinton@cityoframsey.com	Corrections Required				4/19/2021 2:25:35 PM			
	Community Development Director	Review Comments tgladhill@cityoframsey.com	Corrections Required				4/19/2021 2:25:35 PM			
	Engineering Tech	Review Comments lczech@cityoframsey.com	Corrections Required	Standard side yard easement shall be amended to 4 feet on each side. No eave overhangs allowed in easement at this time.			4/19/2021 2:25:35 PM			
		Changemarks		Is no flaired end image shown becausse D5 has no rip rap or just visual bug? Other inlets show rip rap.			4/8/2021 10:29:08 AM			Unresolved
				Rock entrance is not required here as this entrance is paved. Other entrance from Alpine is not.			4/8/2021 10:50:38 AM			Unresolved

ProjectDox

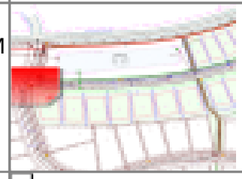
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ProjectDox

ProjectFlow - Review Details Report

Project Name:	Preserve at Northfork (Project No. 19-147)
Workflow Started:	03/26/2021 9:07 AM
Report Generated:	04/22/2021 08:52 AM

1	Engineering Tech Environmental Review	Review Comments canderson@cityofframsey.com	Approved	Minor note changes, change rock entrance location, etc. See comments.			4/19/2021 2:25:35 PM			
	Lead Engineering Tech	Review Comments amadsen@cityoframsey.com	Corrections Required	Need to add Landscape Plan sheets for a complete plan set.			4/19/2021 2:25:35 PM			
		Changemarks		Please put the valve on152ND Lane in the crrect spot, i believei t got moved last fall			4/2/2021 1:19:25 PM			Unresolved
				We need to have something in place to make this connection to Rivertone 5TH. Valve?			4/2/2021 1:24:41 PM			Unresolved
		Review Comments	Corrections Required				4/19/2021 2:25:35 PM			

ProjectDox

ProjectFlow - Review Details Report

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ProjectDox

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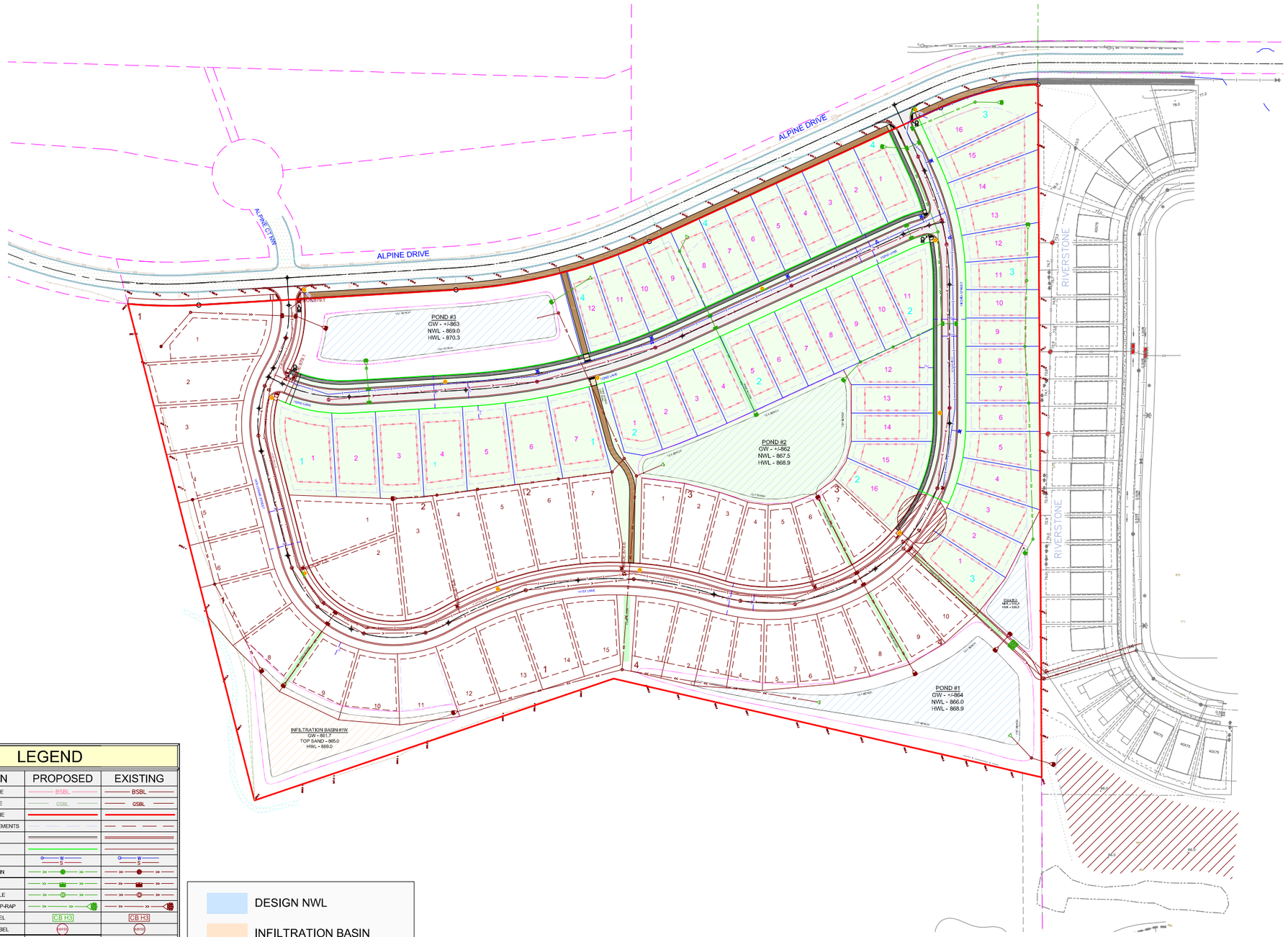
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Workflow Started:	03/26/2021 9:07 AM
Report Generated:	04/22/2021 08:52 AM

1	Police	bbluml@cityoframsey.com								
		Review Comments	Approved	If the street width is normal and follows ordinance I approve.			4/19/2021 2:25:35 PM			

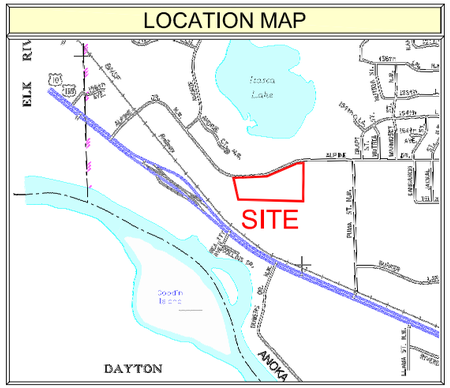
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LOCATION MAP



SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2 - 5	Final Street Plan
6 - 8	Final Sanitary Sewer & Watermain Plan
9 - 12	Final Storm Sewer Plan
13 - 16	Final Grading Plan
17	Final Erosion Control Plan
18 - 22	Construction Details

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER BK LAND DEVELOPMENT 12929 DEERWOOD LANE DAYTON, MN 55327 CONTACT: ZACH BROWN PHONE: (763) 202-9642 EMAIL: ZACHBROWN@EDINAREALTY.COM

PLAN DATA

LOT COUNT
TRADITIONAL SINGLE-FAMILY LOTS - 22
VILLA-STYLE LOTS - 17
TOTAL = 39 LOTS

PROPOSED ZONING: PUD
1. MINIMUM LOT AREA = 6,500 SF. (Villa)/ 11,000 SF. (Single Family)
2. MINIMUM LOT WIDTH = 52 FT. (Villa) 80 FT. (Single Family)
3. PUBLIC STREET ROW = 60 FT (29' B-B STREETS)
4. FRONT YARD SETBACK = 25 FT
5. SIDE YARD SETBACK = 7.5 FT. / 7.5 FT. (Single Family)
   5 FT. / 5 FT. (Villa)
6. CORNER SETBACK = 20 FT.
7. MINIMUM REAR YARD SETBACK = 25 FT.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

DESIGN NWL
INFILTRATION BASIN
SITE

NORTH
100 50 0 50 100 200
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
FINAL - SP				
DRAWN BY				
TCW				
CHECKED BY				
ERJ				
DATE				
03/26/21				

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Eric R Johnson

ERIC R. JOHNSON, P.E.
Date: 03/26/21 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

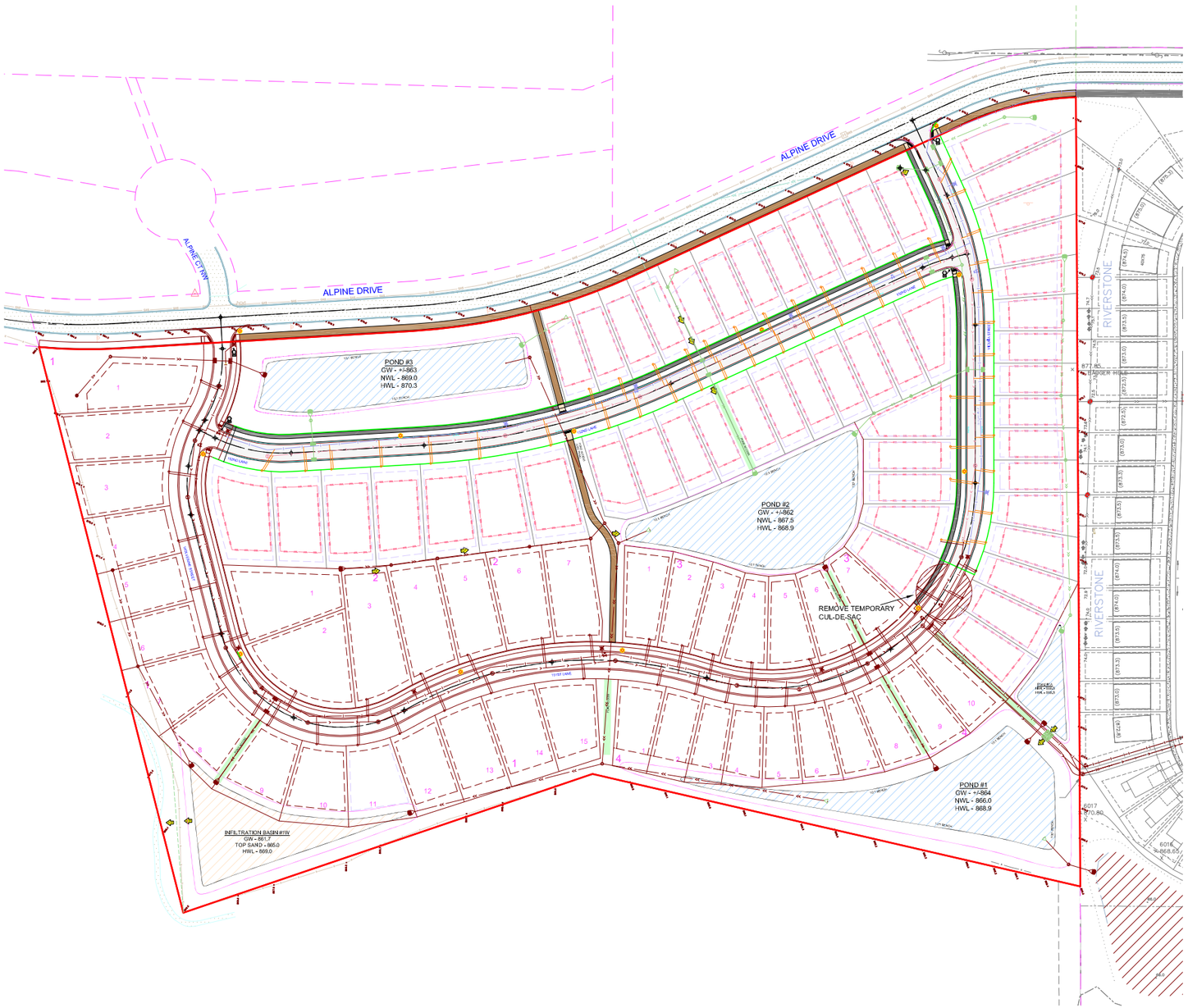
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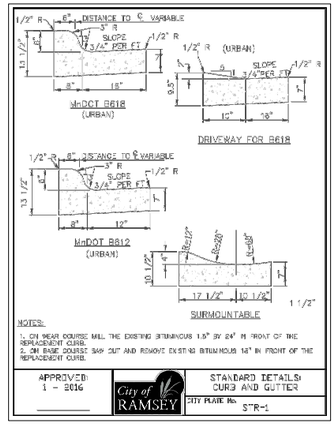
THE PRESERVE AT NORTHFORK 2ND ADDITION

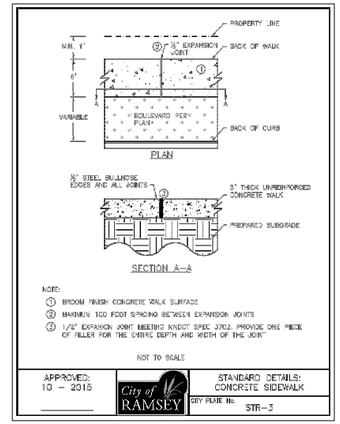
BK LAND DEVELOPMENT

FILE NO.
10945-003

1
22





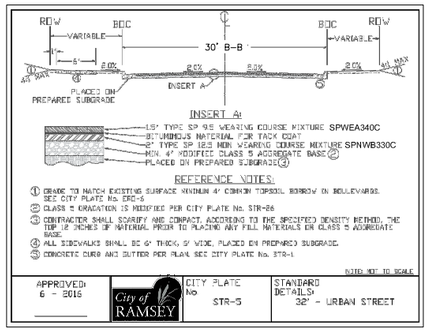


STREET NOTES:
1. ALL PUBLIC STREETS ARE 30' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK.
2. SEE CITY DETAILS FOR STREET DESIGN STANDARDS.
3. ALL SIDEWALKS SHALL BE 6" (STRT-3). CONSTRUCT PED RAMP AT EACH CURB AND OR/ROAD INTERSECTION.
4. STREET RADII AS FOLLOWS:
   ENTRANCE RADII TO ALPINE DRIVE = 30' RADIUS
   INTERNAL INTERSECTIONS = 20' RADIUS
5. ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.

SURM — DENOTES PROPOSED SURMOUNTABLE CURB

B618 — DENOTES PROPOSED B618 CURB

X.X% — DENOTES PROPOSED DRIVEWAY GRADE



DESIGN NWL

INFILTRATION BASIN

POND ACCESS

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

NORTH

100 50 0 50 100 200
SCALE IN FEET

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TCW				
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

FINAL STREET PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO. 10945-003

2 / 22

SEE SHEET 3

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

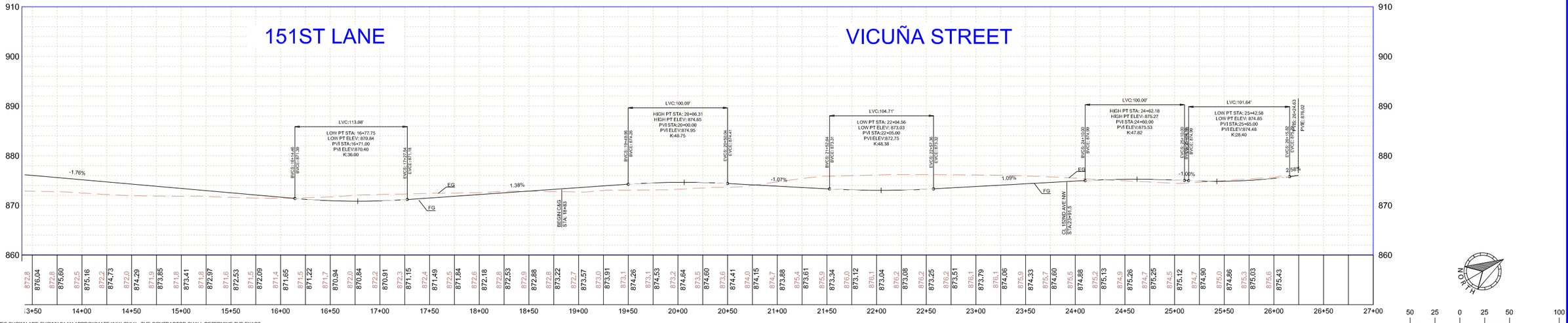
POND #2
GW - +/-862
NWWL - 867.5
HWL - 868.9

REMOVE TEMPORARY CUL-DE-SAC

151ST LANE

VICUÑA STREET

- DESIGN NWL
- INFILTRATION BASIN
- POND ACCESS



50 25 0 25 50 100
SCALE IN FEET

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CITY PROJECT NO.
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RAMSEY, MINNESOTA

FINAL STREET PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003

SEE SHEET 3

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

ALPINE CT NW

ALPINE DRIVE

POND #3
GW - +/-863
NWL - 869.0
HWL - 870.3

POND #2
GW - +/-862
NWL - 867.5
HWL - 868.9

152ND LANE

VICUNA STREET

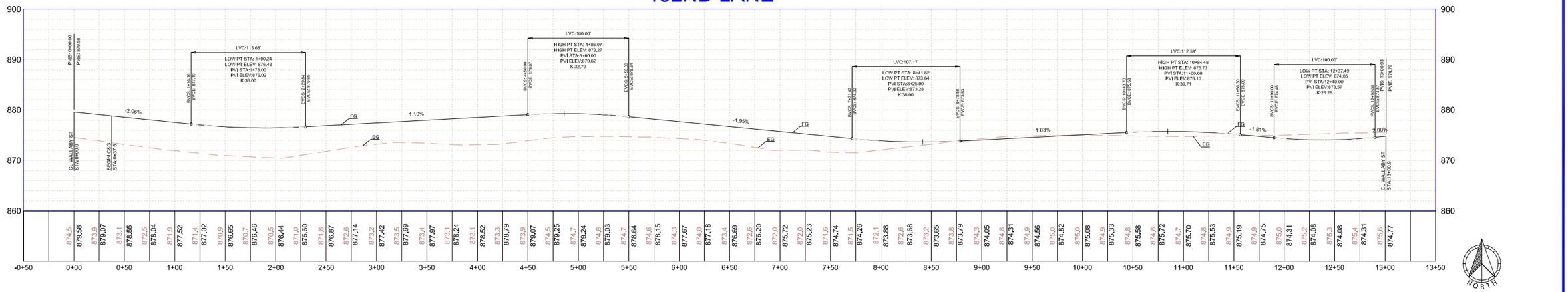
POND ACCESS (SEE DETAIL)

DESIGN NWL

INFILTRATION BASIN

POND ACCESS

152ND LANE



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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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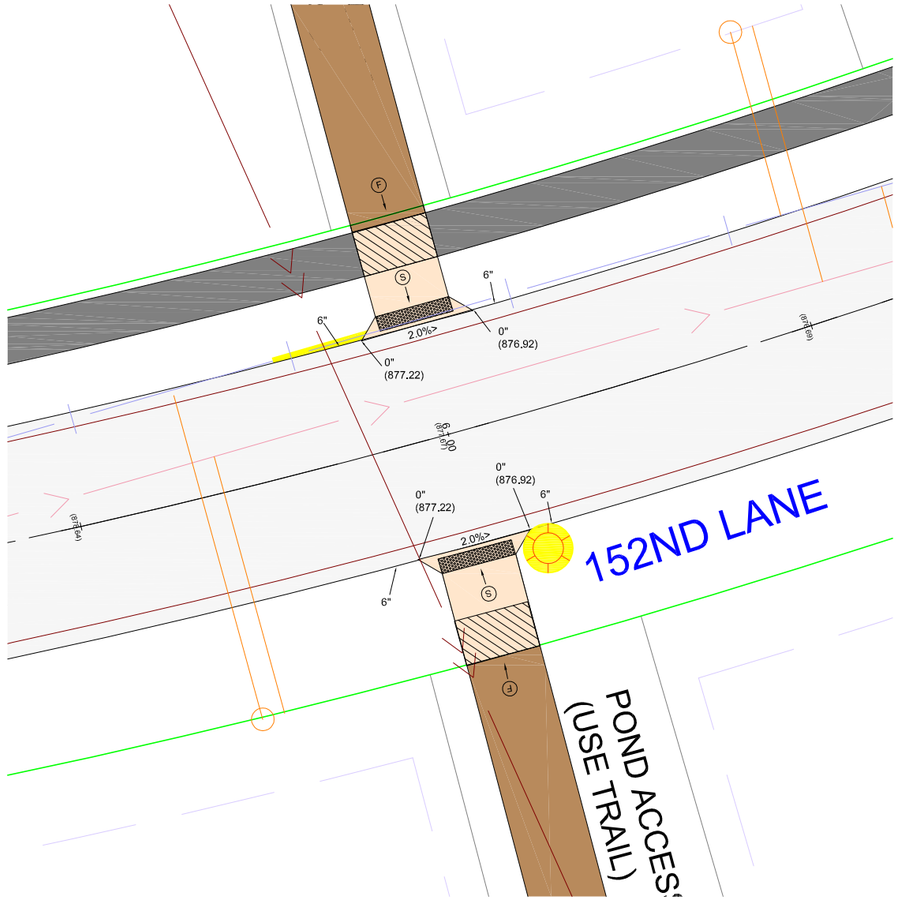
RAMSEY, MINNESOTA

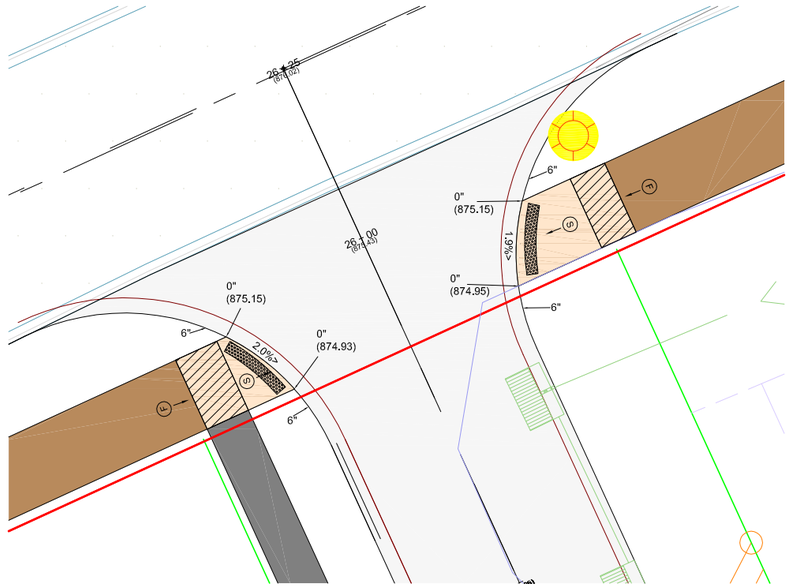
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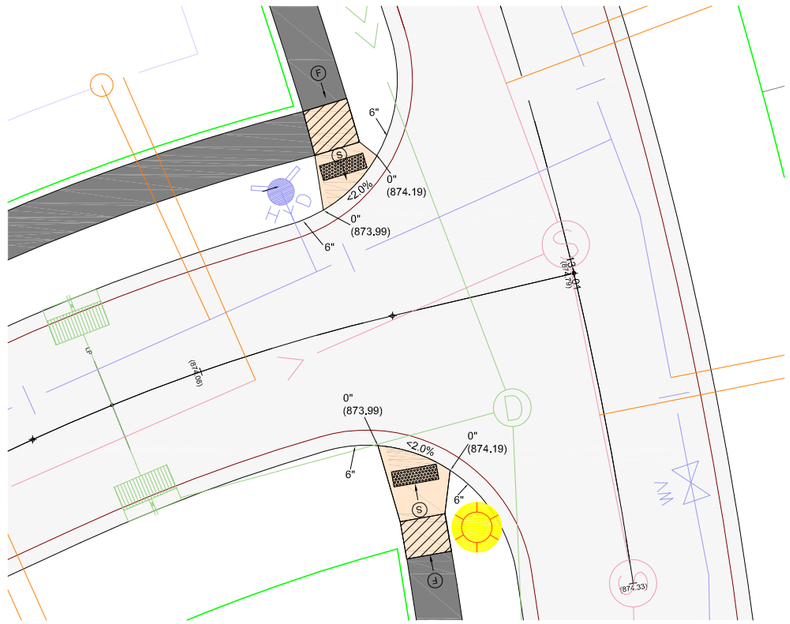
THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003







S INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

F INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

X" INDICATES CURB HEIGHT

LANDING AREA - 4'4' MINIMUM (5'x5' PREFERRED) DIMENSION AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

NOTE - MAX 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND RAIN TO FLOW LINE, SHALL BE CONSTRUCTED INTEGRAL WITH CURB & GUTTER. (PER MNDOT PEDESTRIAN RAMP DETAILS -SHEET 2 NOTE 7)

PER MNDOT PEDESTRIAN CURB RAMP DETAILS

NORTH

10 5 0 5 10 20
SCALE IN FEET

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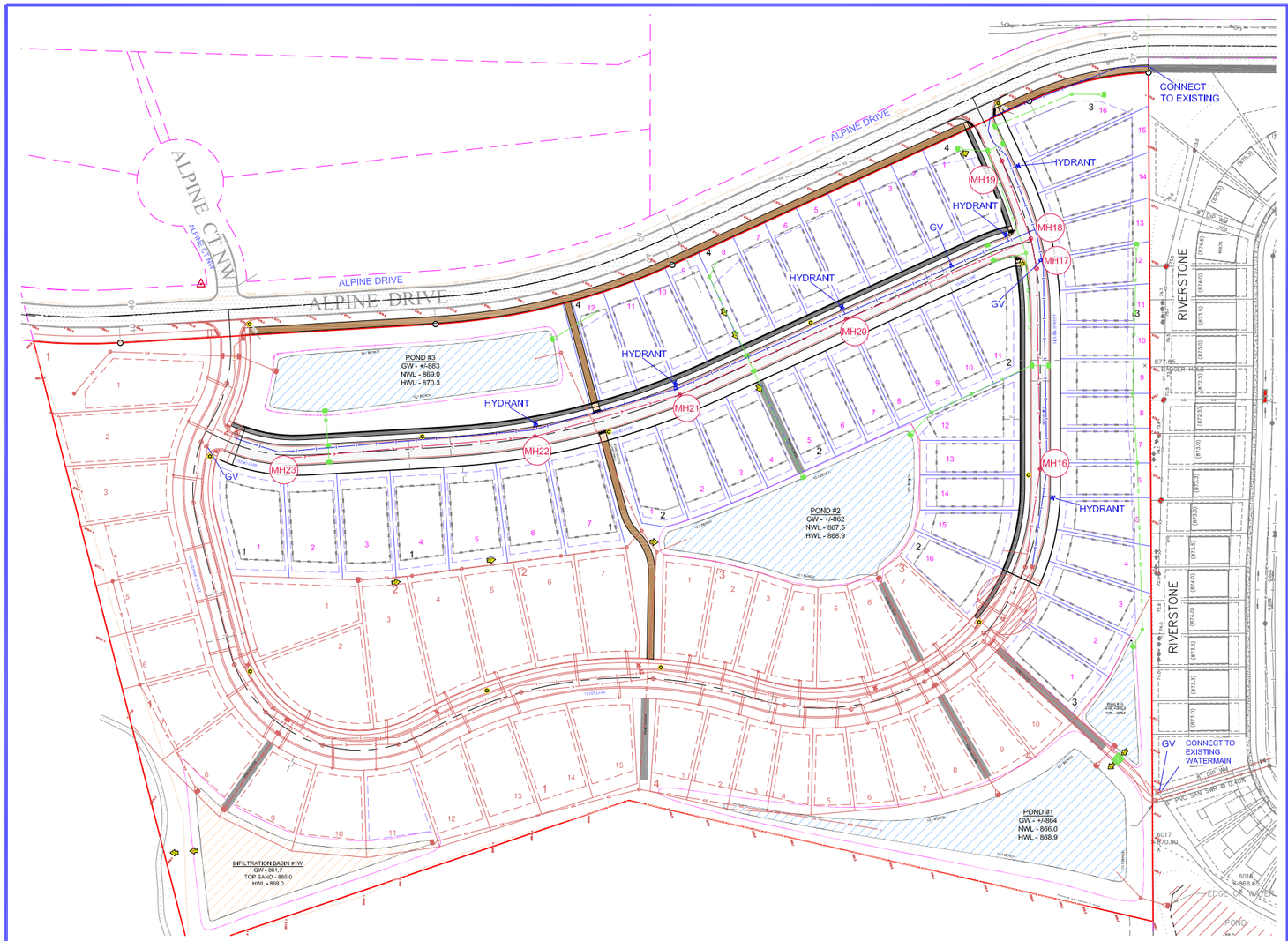
RAMSEY, MINNESOTA

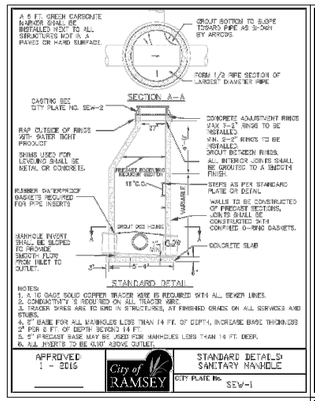
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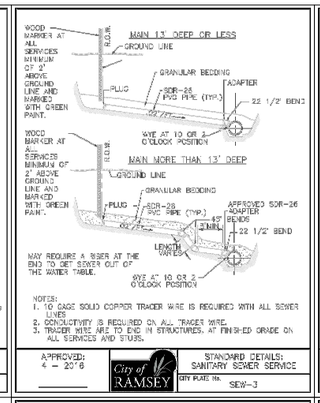
THE PRESERVE AT NORTHFORK 2ND ADDITION

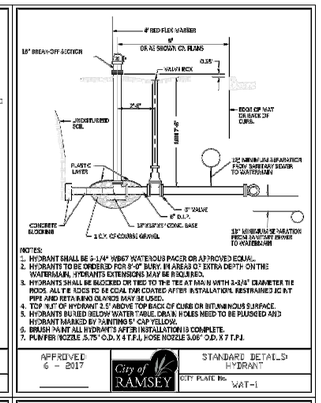
BK LAND DEVELOPMENT

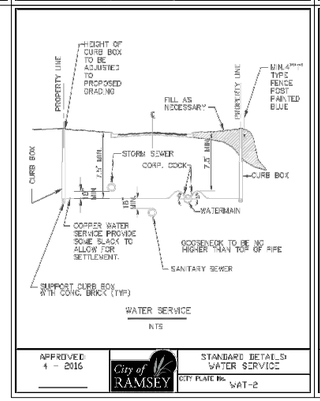
FILE NO.
10945-003

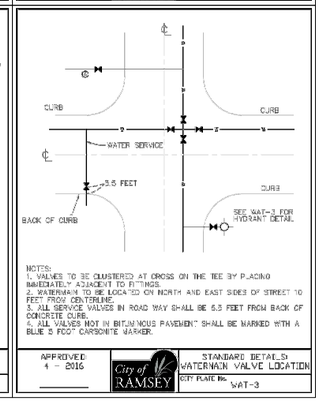












GENERAL NOTES:

S&W — INDICATES SANITARY& WATERMAIN SERVICE
X+XX — INDICATES SANITARY SERVICE STATION (FROM DOWNSTREAM MANHOLE)
XXX.X — INDICATES SERVICE ELEVATION
X' RISER — INDICATES RISER HEIGHT (IF NEEDED)

GENERAL NOTES

1. 8" WM SHALL BE DIP CLASS 52
2. 6" WM SHALL BE DIP CLASS 53
3. SANITARY SERVICES TO BE 4" SDR 26 UNLESS OTHERWISE NOTED
4. WATERMAIN SERVICES TO BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	(0972)	(0972)
SANITARY SEWER MANHOLE	S	S
WATERMAIN		
HYDRANT		
GATE VALVE		

NORTH

100 50 0 580 100 200
SCALE IN FEET

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CITY PROJECT NO.
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RAMSEY, MINNESOTA

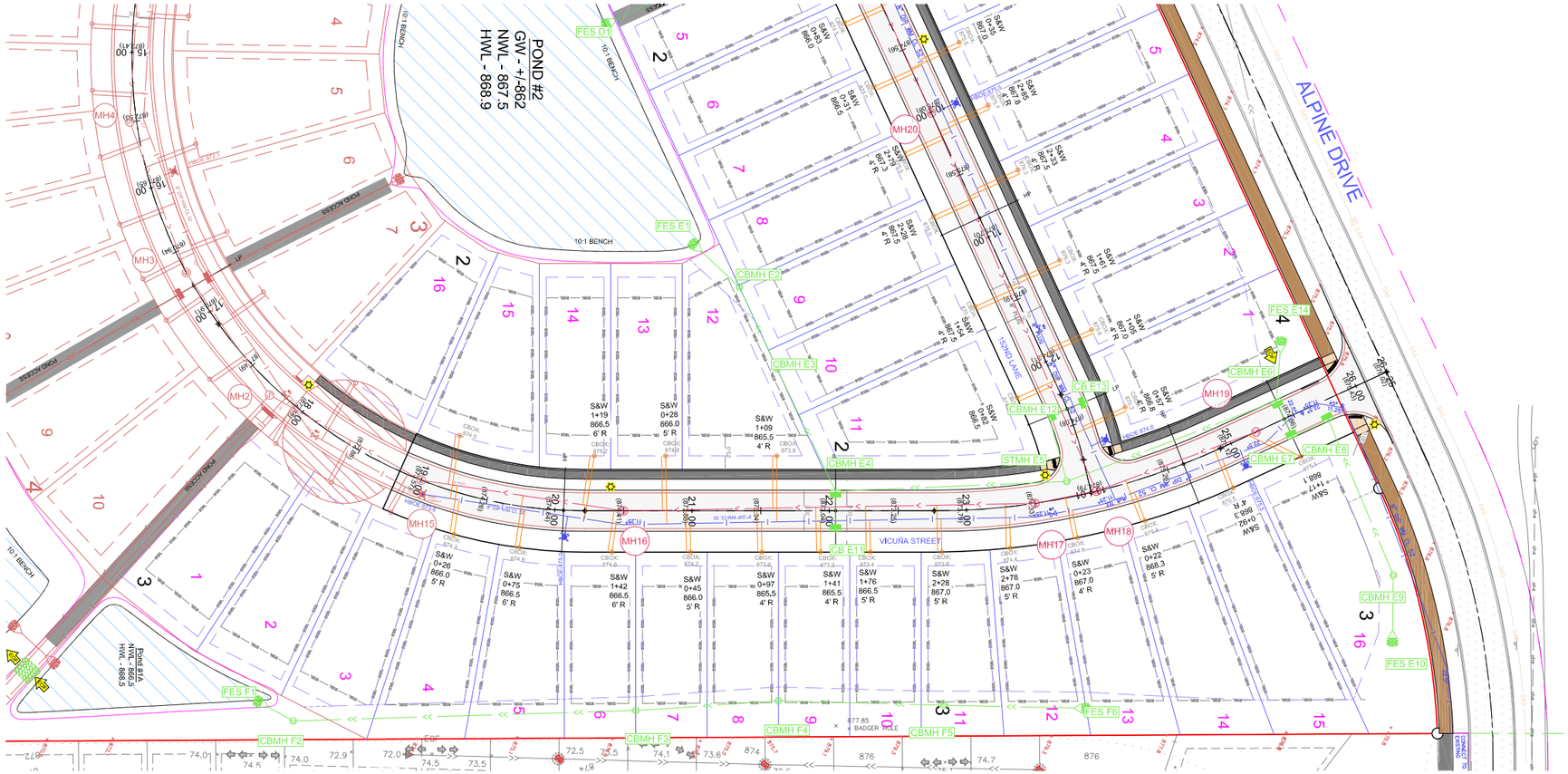
FINAL SANITARY SEWER & WATERMAIN PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO. 10945-003

6
22

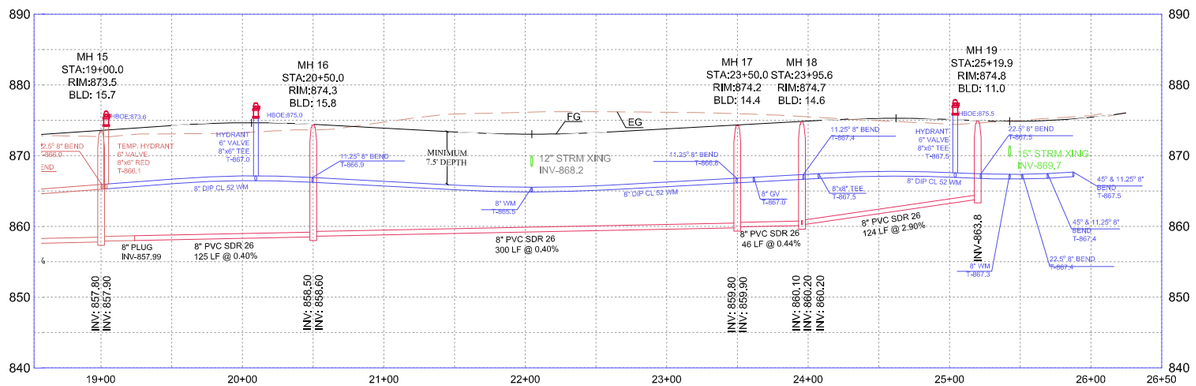


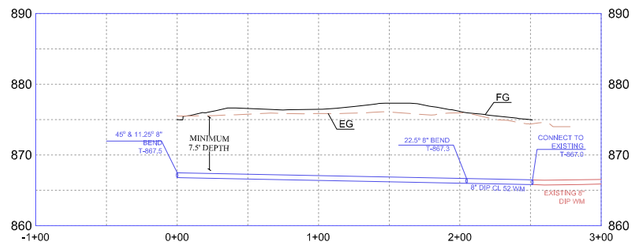
LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	S W	S W
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	(S1)	(S1)
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

GENERAL NOTES

1. 8" WM SHALL BE DIP CLASS 52
2. 6" WM SHALL BE DIP CLASS 53
3. SANITARY SERVICES TO BE 4" SDR 26 UNLESS OTHERWISE NOTED
4. WATERMAIN SERVICES TO BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED







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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 03/26/21 Lic. No. 56659

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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RAMSEY, MINNESOTA

FINAL SANITARY SEWER & WATERMAIN PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003

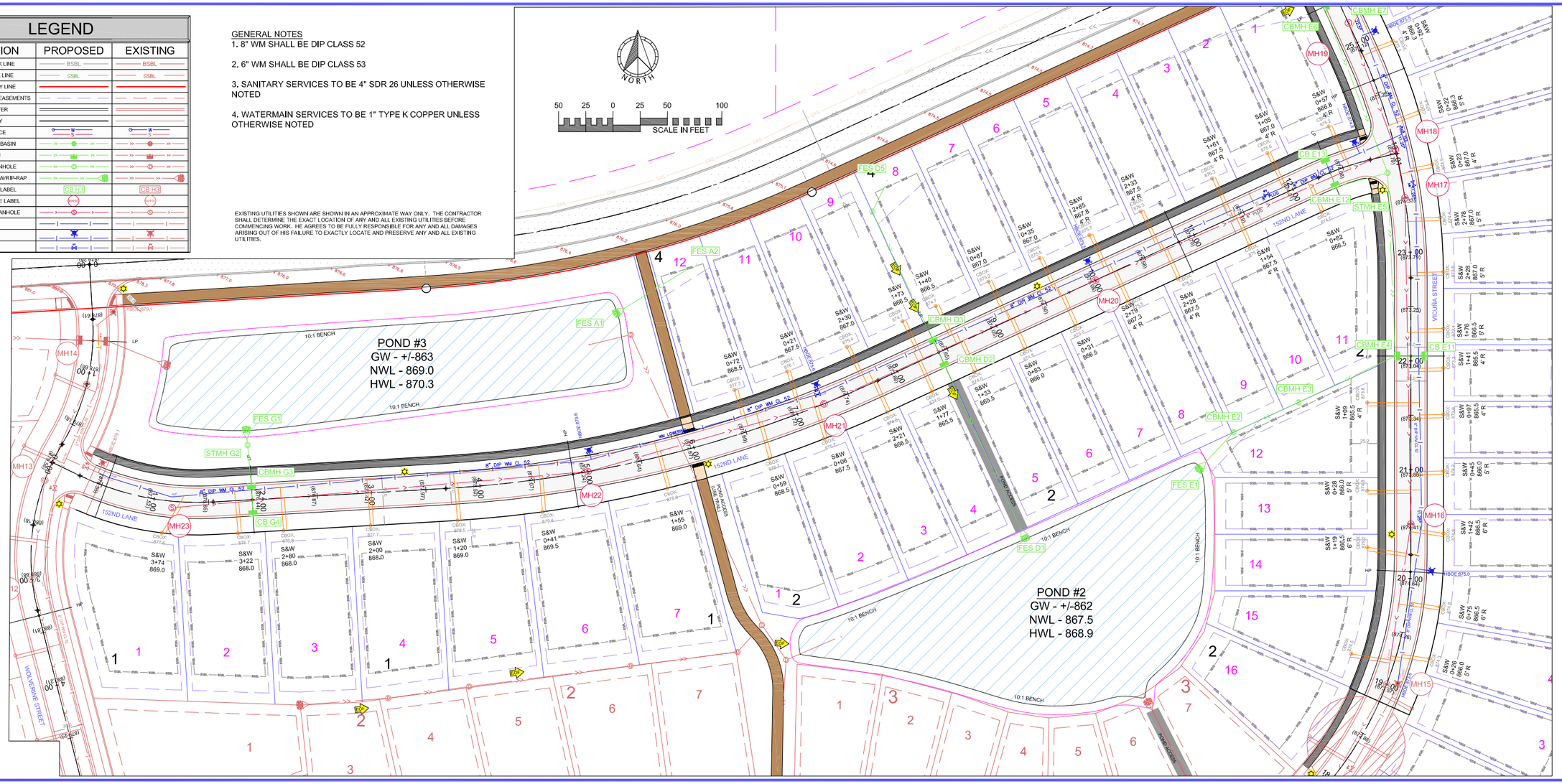
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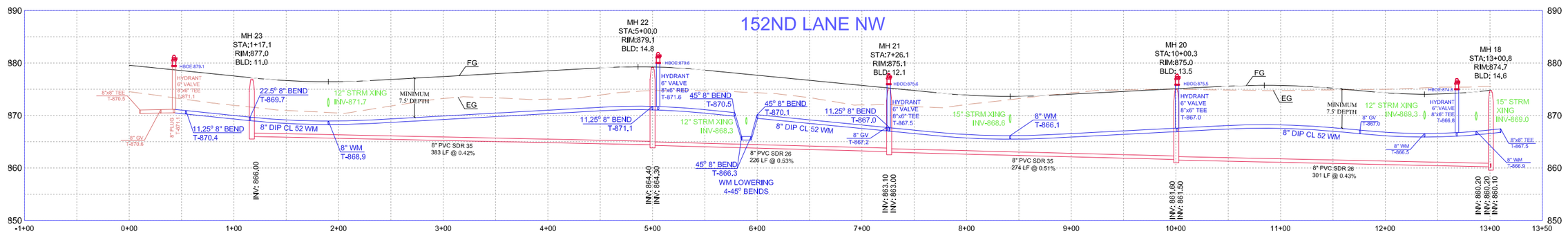
LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	(MH1)	(MH1)
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

GENERAL NOTES
1. 8" WM SHALL BE DIP CLASS 52
2. 6" WM SHALL BE DIP CLASS 53
3. SANITARY SERVICES TO BE 4" SDR 26 UNLESS OTHERWISE NOTED
4. WATERMAIN SERVICES TO BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED

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TCW				
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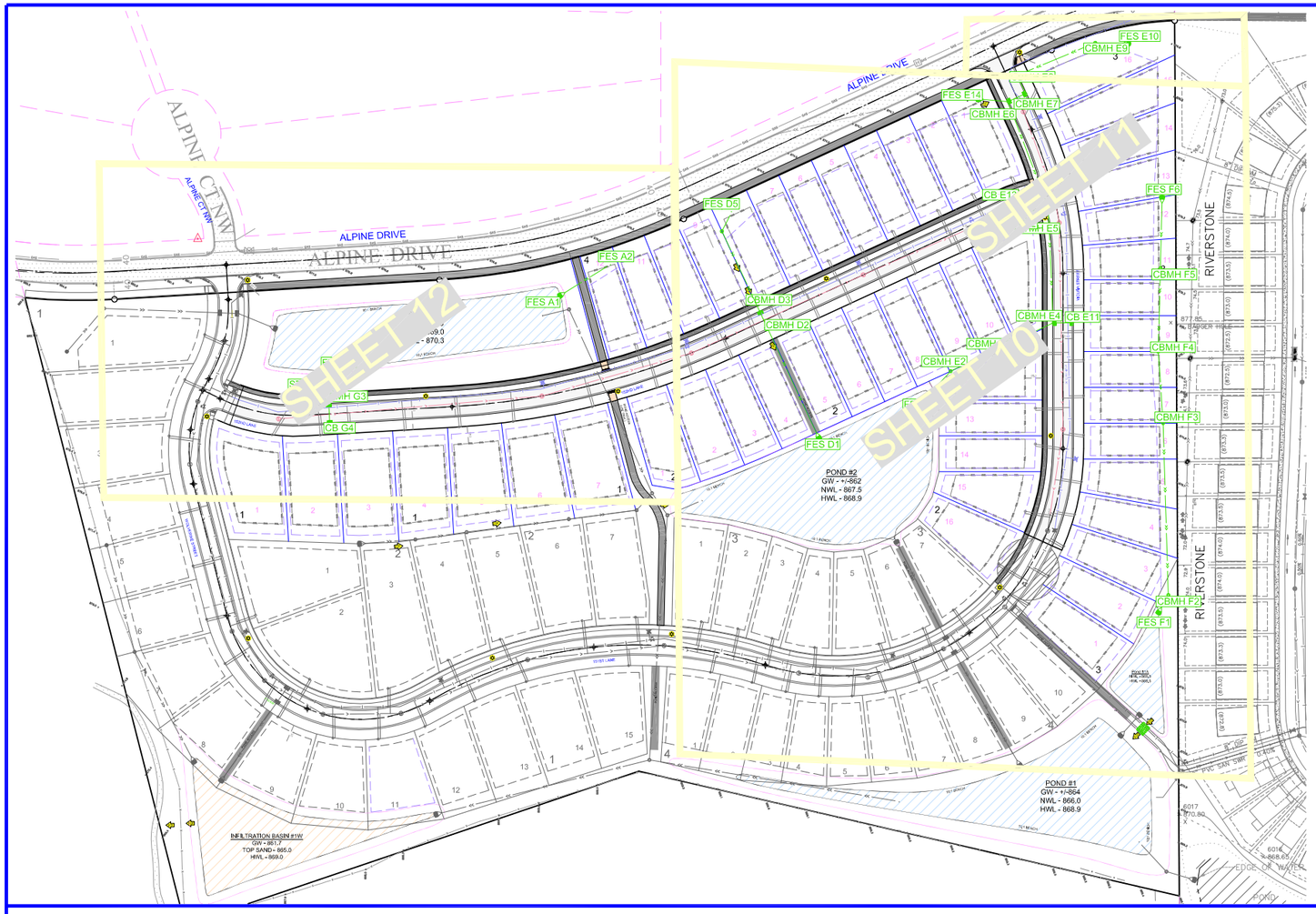
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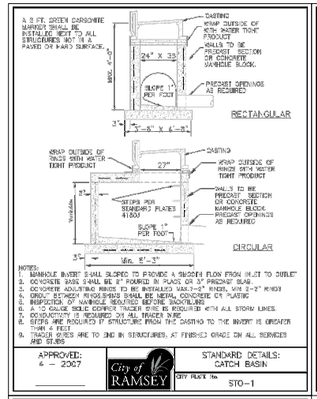
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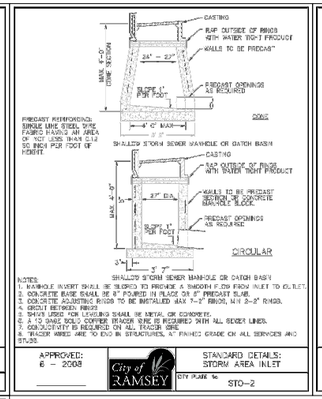
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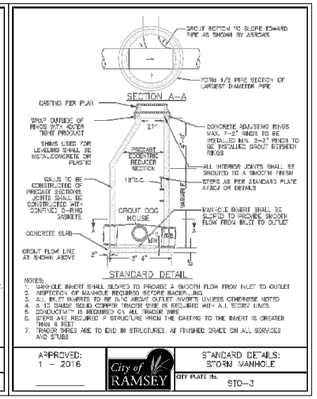
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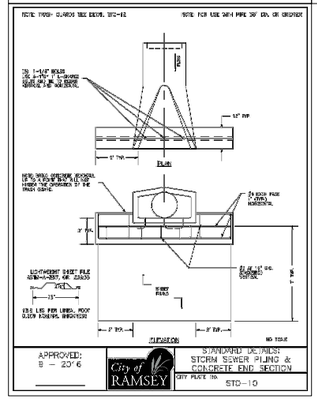
FILE NO.
10945-003











STRUCTURE TABLE						
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING
CB B3	CB	48.0"	872.4	4.0'	868.4	R-3067
CB C6	CB	27.0"	873.9	3.4'	870.5	R-3067
CB E11	CB	48.0"	872.7	4.0'	868.7	R-3067
CB H3	CB	48.0"	875.3	4.1'	871.2	R-3067
CBMH B2	CBMH	48.0"	870.0	3.5'	866.5	R-2570
CBMH C3	CBMH	27.0"	878.2	12.0'	866.2	R-2570
CBMH C4	CBMH	48.0"	878.4	8.9'	869.5	R-2570
CBMH C5	CBMH	48.0"	884.0	13.9'	870.1	R-2570
CBMH E2	CBMH	48.0"	870.9	3.3'	867.6	R-3067
CBMH E3	CBMH	48.0"	871.0	3.0'	868.0	R-1733
CBMH E4	CBMH	48.0"	872.7	7.3'	865.4	R-3067
CBMH E6	CBMH	48.0"	874.6	4.8'	869.8	R-3067
CBMH E7	CBMH	48.0"	874.6	4.5'	870.1	R-3067
CBMH E8	CBMH	48.0"	874.5	4.2'	870.3	R-2570
CBMH E9	CBMH	2'x3'	874.5	3.8'	870.7	R-3067
CBMH F2	CBMH	48.0"	871.0	3.9'	867.1	R-2570
CBMH F3	CBMH	48.0"	871.5	3.4'	868.1	R-2570
CBMH F4	CBMH	48.0"	872.0	3.4'	868.6	R-2570
CBMH F5	CBMH	48.0"	873.4	3.8'	869.6	R-2570
CBMH H2	CBMH	48.0"	875.3	8.7'	866.6	R-3067
CBMH O2	CBMH	2'x3'	870.6	7.0'	863.6	R-3067
CBMH O3	CBMH	48.0"	870.6	3.8'	866.8	R-2570
CBMH O14	CBMH	48.0"	872.7	5.1'	867.6	R-2570
CBMH O16	CBMH	48.0"	871.5	3.7'	867.8	R-1733
CBMH O17	CBMH	48.0"	871.4	3.2'	868.2	R-2570
CBMH O18	CBMH	48.0"	872.5	3.7'	868.8	R-2570
CBMH O19	CBMH	48.0"	873.0	3.8'	869.2	R-2570
STMH E5	STMH	48.0"	874.4	5.6'	868.8	R-2570
STMH O6	STMH	48.0"	870.0	4.1'	865.9	R-2570

LEGEND

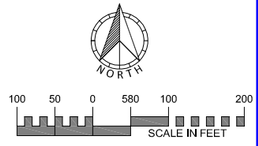
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BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
OCS O7	OCS	865.50 867.50 866.70	SEE STRUCTURE DETAIL
OCS O12	OCS	864.00 866.60	SEE STRUCTURE DETAIL

GENERAL NOTES:

- ALL STORM SEWER INSTALLED SHALL HAVE POSITIVE GRADE
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.10 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET.
- TIE LAST 3 PIPE JOINTS FROM ALL FLARED END STRUCTURES.

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
FES B1	FES	15	865.0	5
FES C1	FES	18	869.0	7
FES E1	FES	21	867.5	7
FES E10	FES	15	872.5	5
FES F1	FES	15	867.0	5
FES F6	FES	15	873.0	5
FES H1	FES	15	865.0	5
FES O1	FES	18	866.0	7
FES O4	FES	18	868.9	7
FES O5	FES	27	865.0	9
FES O8	FES	24	864.5	9
FES O9	FES	15	866.0	5
FES O10	FES	15	866.5	5
FES O11	FES	15	866.5	5
FES O13	FES	24	864.0	7
FES O20	FES	15	871.0	5



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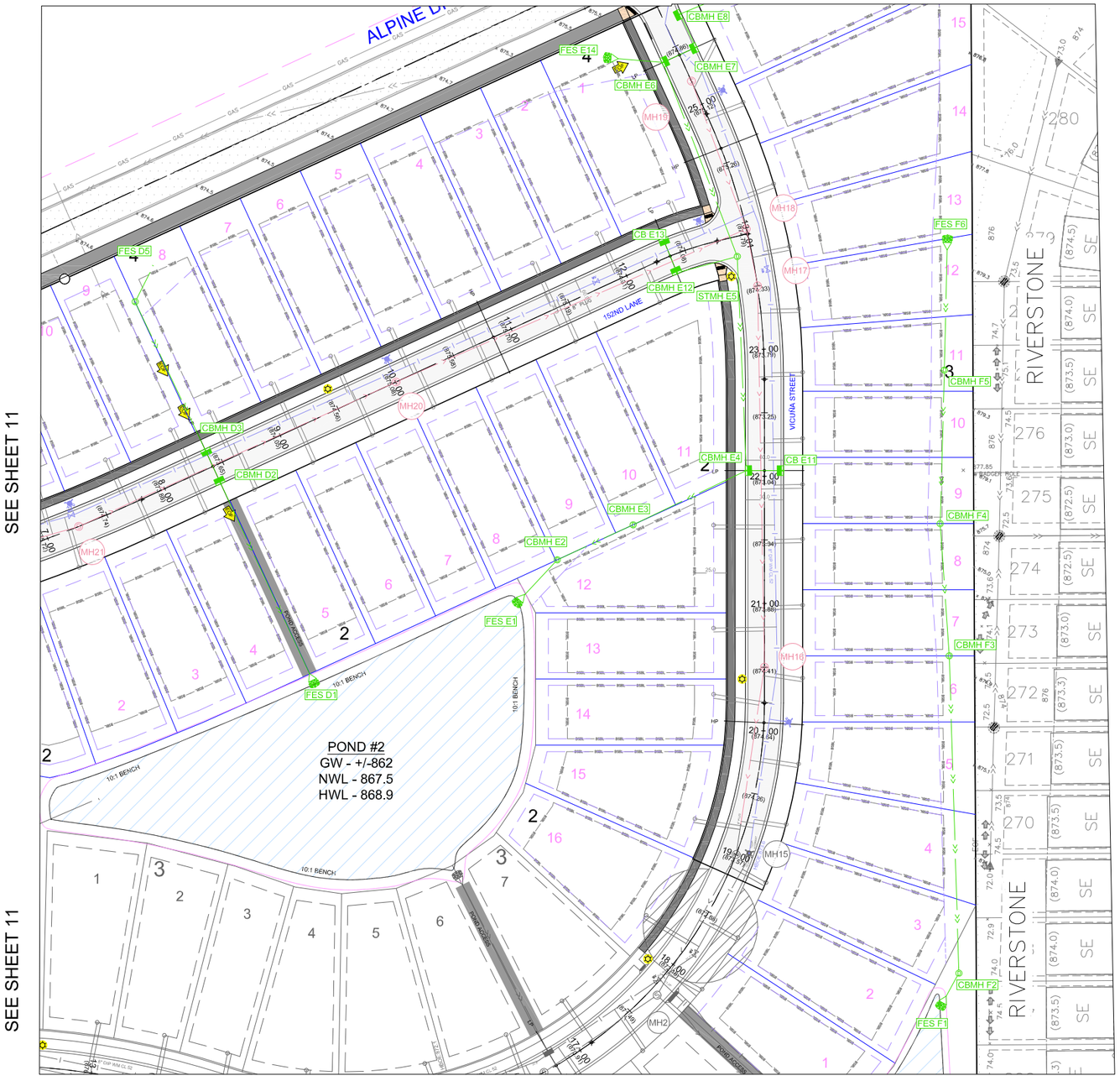
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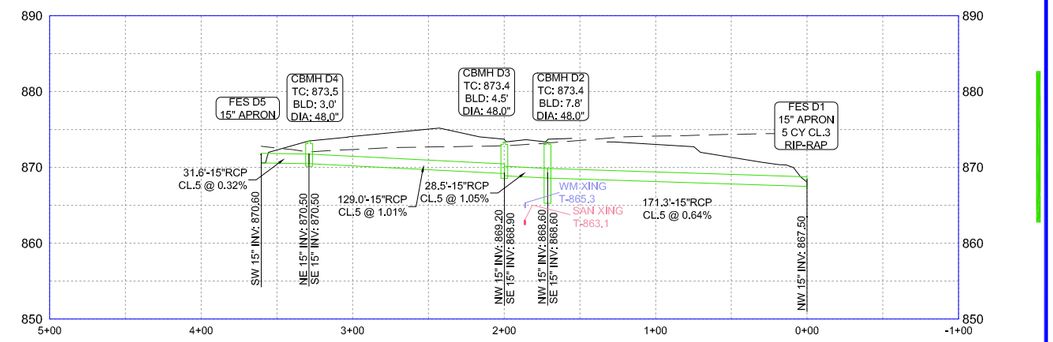
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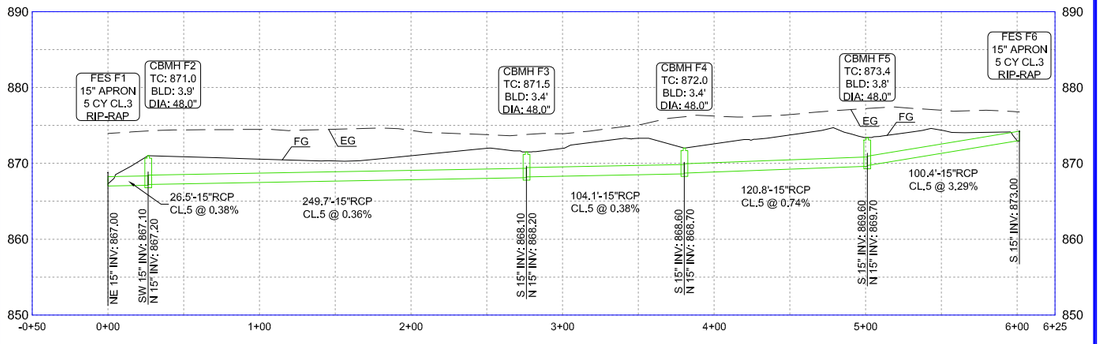
FILE NO. 10945-003

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SEE SHEET 11







LEGEND

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BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	(S15)	(S15)
SANITARY SEWER MANHOLE	S	S
WATERMAIN		
HYDRANT		
GATE VALVE		

NORTH

50 25 0 25 50 100

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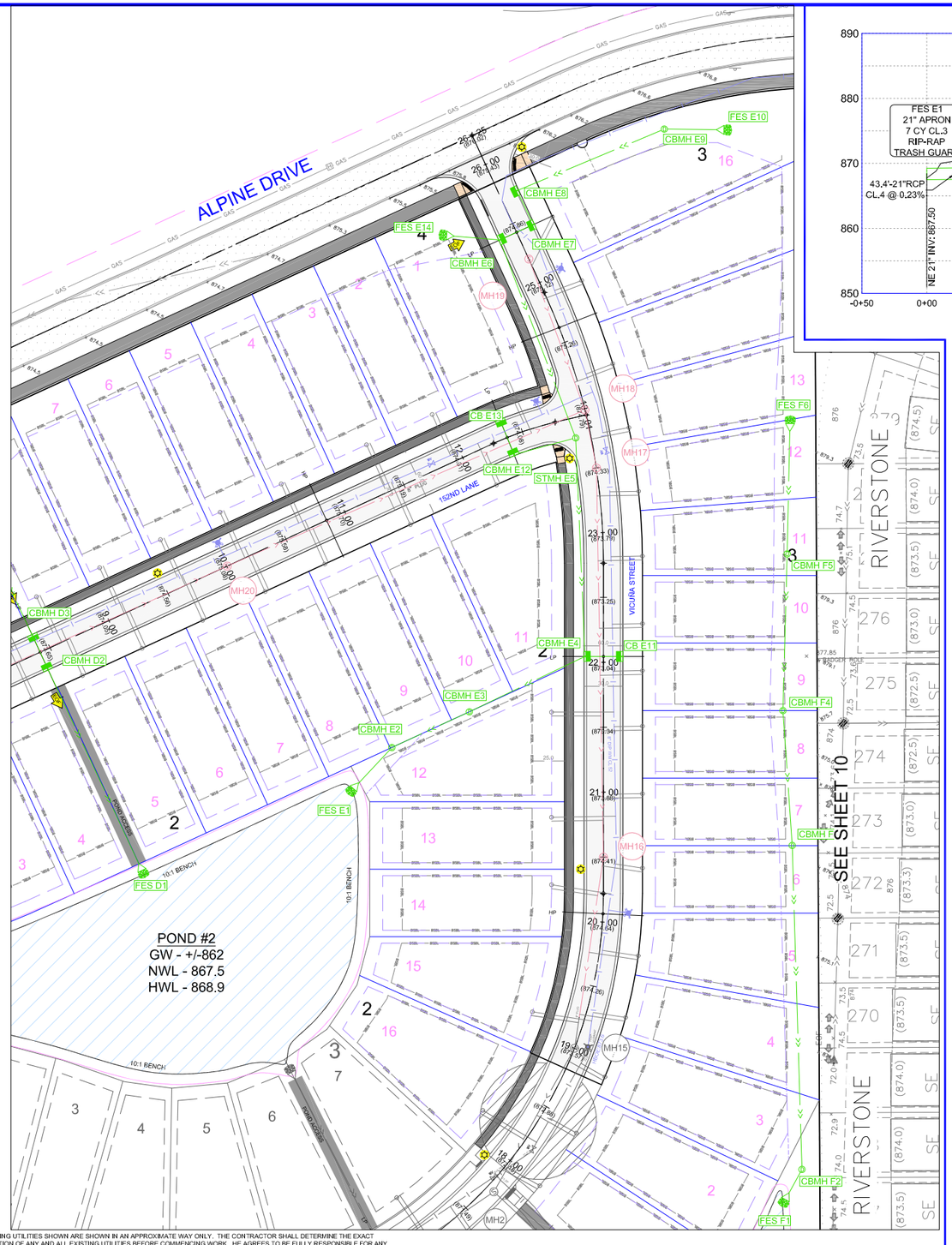
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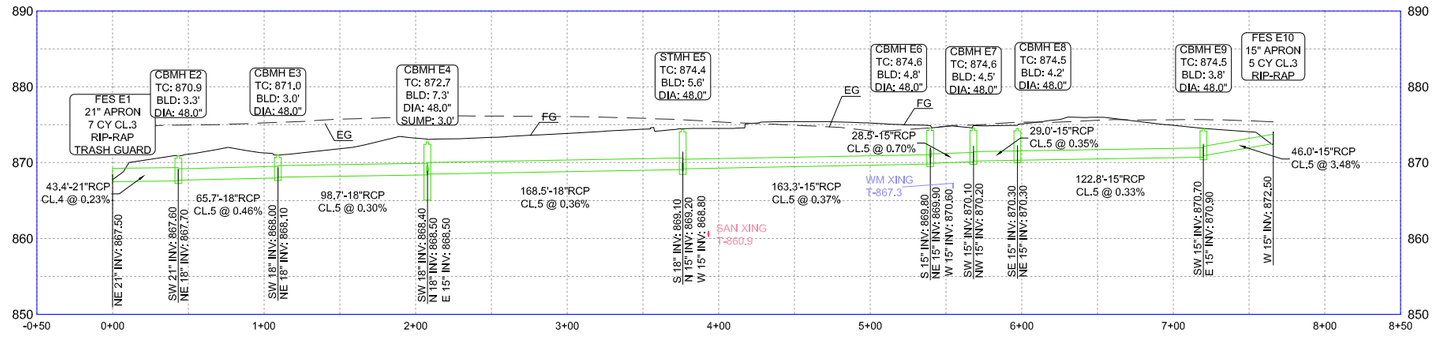
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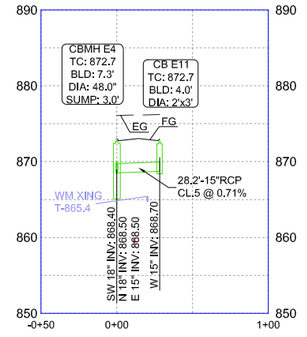
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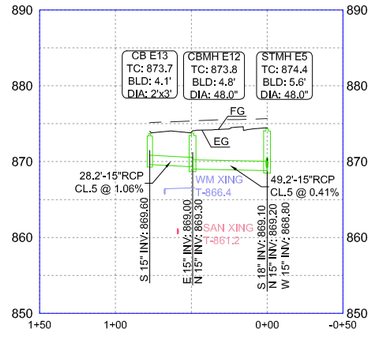
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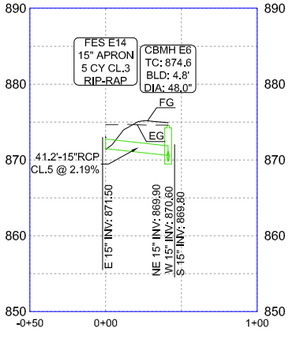
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STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
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WATERMAIN		
HYDRANT		
GATE VALVE		

NORTH

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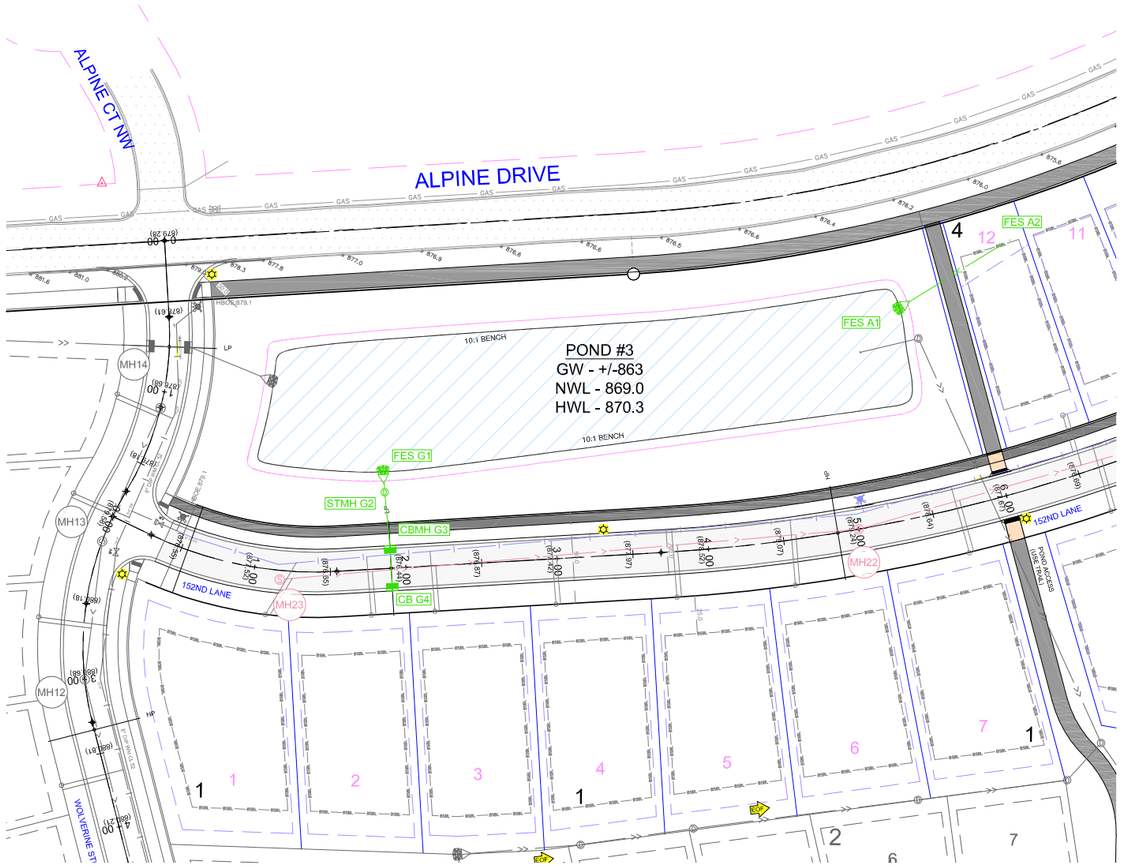
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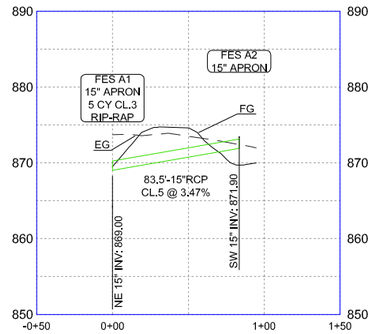
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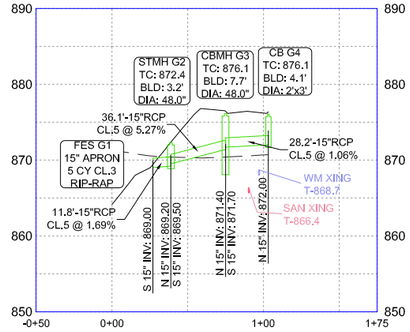
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Eric R Johnson

ERIC R. JOHNSON, P.E.
Date: 03/26/21 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

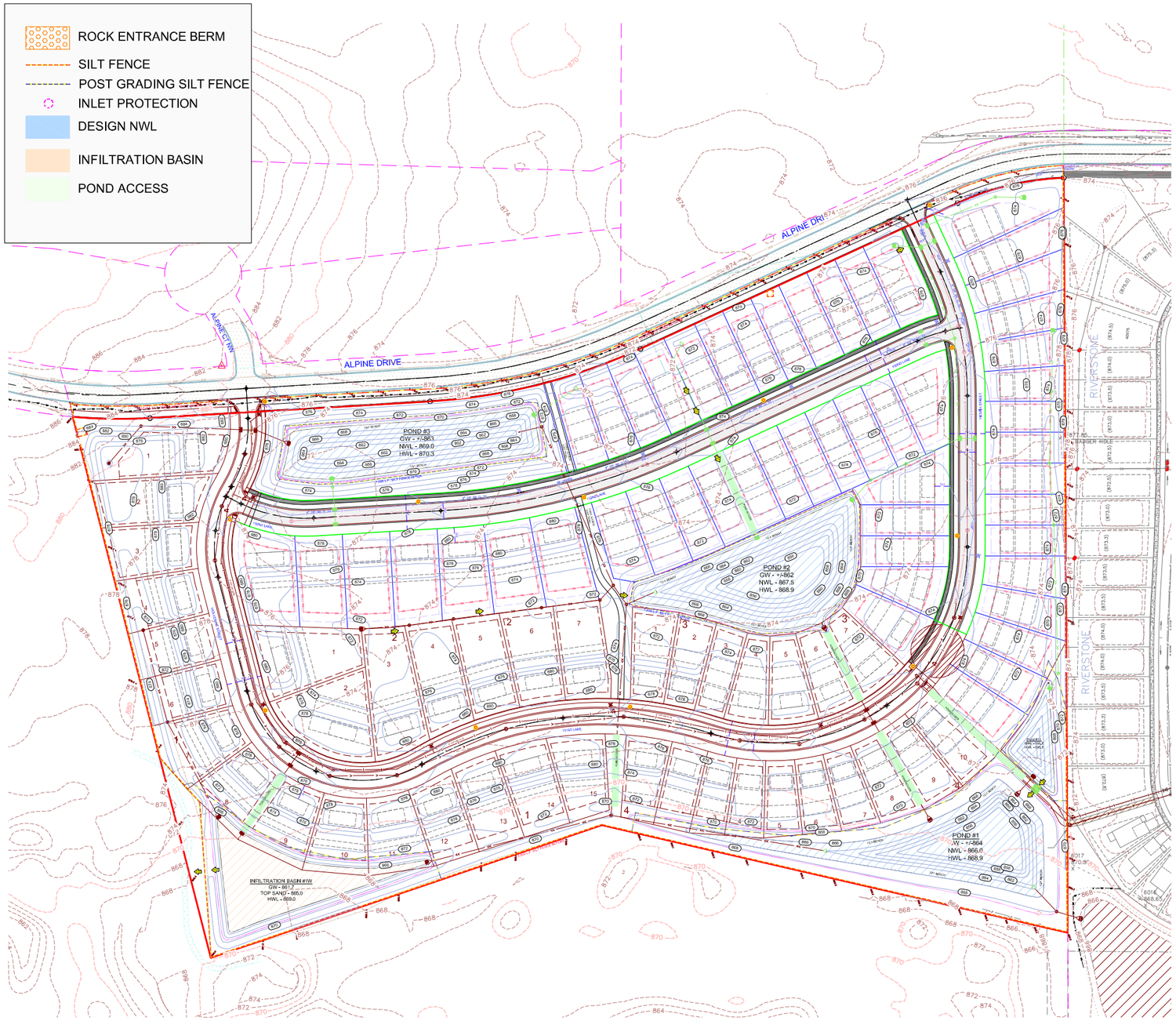
FINAL STORM SEWER PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003

12
22



GENERAL NOTES:

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF RAMSEY DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
11. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
12. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
16. BUILDING PADS ARE 60' DEEP (SINGLE-FAMILY) & 70' DEEP (VILLA), UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.

RESTORATION NOTES

RESTORATION - xx ACRES

A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
J. SILT FENCE, BEFORE GRADING - 5,500 LF
AFTER GRADING - 3,860 LF
K. WOODFIBER BLANKET - 0 SY

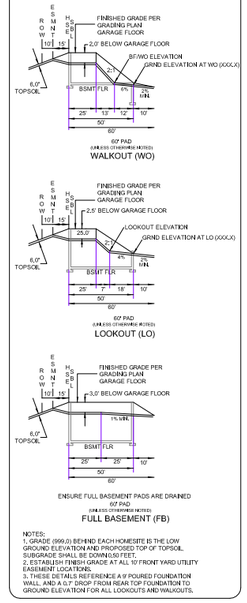
ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
11. DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOW IN THE EROSION CONTROL PLANS.

SYMBOL LEGEND

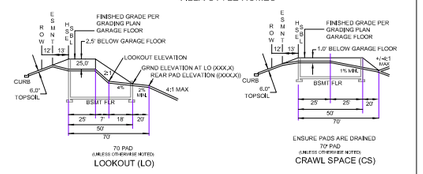
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	972	958
MAJOR CONTOUR	970	960
LOT LINE		
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

HOLDDOWN DETAILS



HOLDDOWN DETAILS

VILLA STYLE HOMES



ENTIRE SITE GRADED WITH 1ST ADDITION

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NORTH

100 50 0 50 100 200
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
FINAL - GP				
DRAWN BY				
TCW				
CHECKED BY				
ERJ				
DATE				
03/26/21				

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Date: 03/26/21 Lic. No. 56659

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

FINAL GRADING PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003

13
22

ALPINE DRIVE

POND #3
GW - +/-863
NWL - 869.0
HWL - 870.3

POND #2
GW - +/-862
NWL - 867.5
HWL - 868.9

INFILTRATION BASIN #1W
GW - 861.7
TOP SAND - 865.0
HWL - 869.0

POND #1 - SW CORNER DETAIL

ENTIRE SITE GRADED WITH 1ST ADDITION

152ND LANE

151ST LANE

VICUNA STREET

WOLVERINE STREET

1,065 L.F. SILT FENCE AFTER

1,030 L.F. SILT FENCE AFTER

5,000 L.F. SILT FENCE BEFORE

10:1 BENCH

POND ACCESS

ROCK ENTRANCE BERM
SILT FENCE
POST GRADING SILT FENCE
INLET PROTECTION
DESIGN NWL
INFILTRATION BASIN
POND ACCESS

NORTH

50 25 0 25 50 100
SCALE IN FEET

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	972	958
MAJOR CONTOUR	970	960
LOT LINE		
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE	EOF	
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

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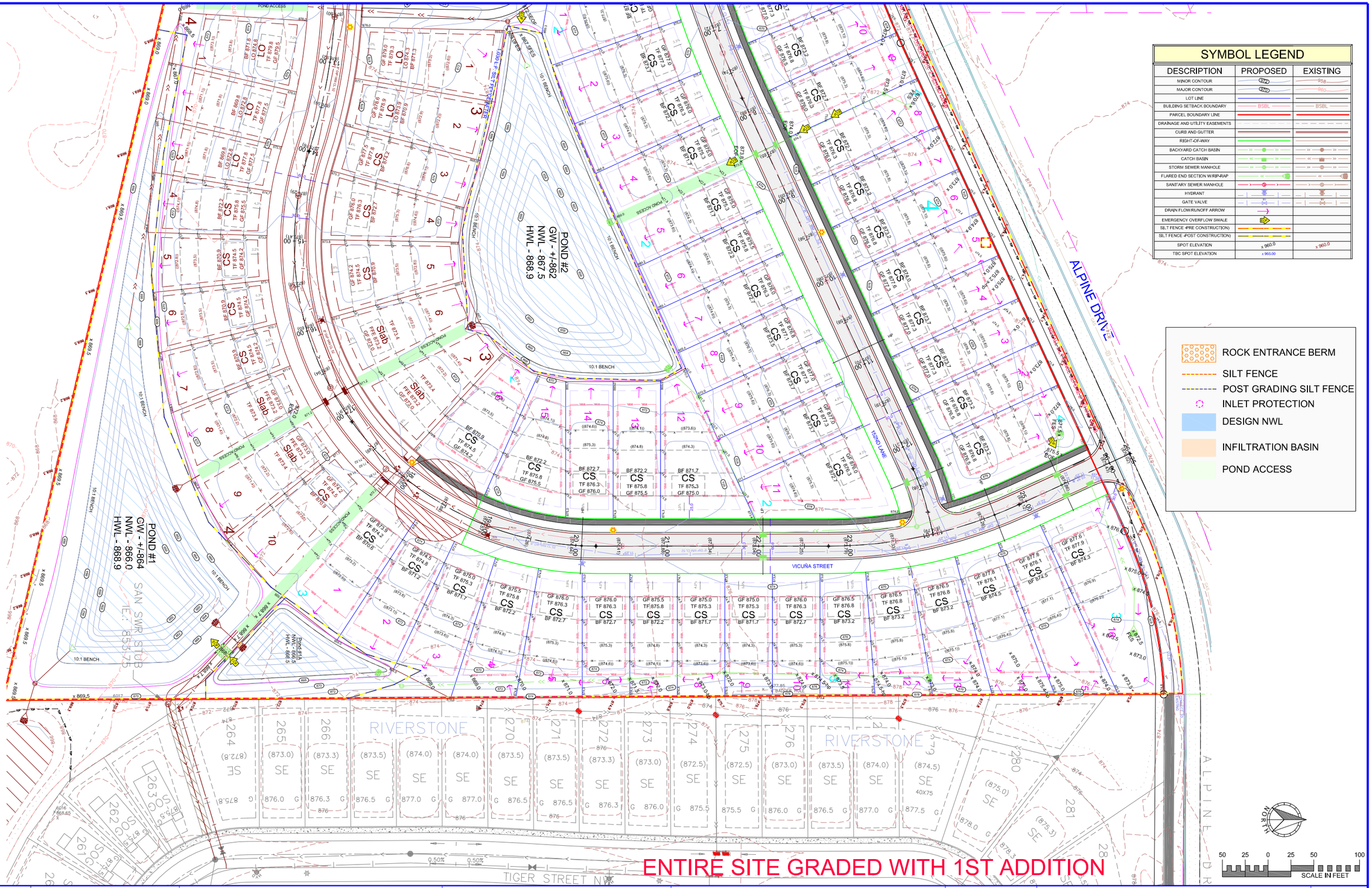
FINAL GRADING PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003

14
22



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	872	958
MAJOR CONTOUR	870	960
LOT LINE		
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

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CITY PROJECT NO.
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RAMSEY, MINNESOTA

FINAL GRADING PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003

15
22

Lot No.	Block No.	House Type	Gar. Floor	Water Table	Low Floor	LF -WT Diff	Low Opening	EOF Elev.	100-yr. HWL	Controlling Elevation		Method
										Low Floor	Low Opening	
16	3	CS	877.6	865.5	874.3	8.8	877.6	875.4	-	-	877.6	EOF
15	3	CS	877.8	865.5	874.5	9.0	877.8	875.4	-	-	877.8	EOF
14	3	CS	877.8	865.5	874.5	9.0	877.8	874.5	-	-	877.8	EOF
13	3	CS	876.5	865.5	873.2	7.7	876.5	874.5	-	-	876.5	EOF
12	3	CS	876.5	865.5	873.2	7.7	876.5	874.5	-	-	876.5	EOF
11	3	CS	876.5	865.5	873.2	7.7	876.5	874.5	-	-	876.5	EOF
10	3	CS	876.0	865.5	872.7	7.2	876.0	873.0	-	-	876.0	EOF
9	3	CS	875.0	865.5	871.7	6.2	875.0	873.0	-	-	875.0	EOF
8	3	CS	875.0	865.5	871.7	6.2	875.0	872.0	-	-	875.0	EOF
7	3	CS	875.5	865.5	872.2	6.7	875.5	872.0	-	-	875.5	EOF
6	3	CS	876.0	865.5	872.7	7.2	876.0	-	868.5	872.7	-	100 yr
5	3	CS	876.0	865.5	872.7	7.2	876.0	-	868.5	872.7	-	100 yr
4	3	CS	875.5	865.5	872.2	6.7	875.5	-	868.5	872.2	-	100 yr
3	3	CS	875.0	865.5	871.7	6.2	875.0	-	868.5	871.7	-	100 yr
2	3	CS	874.5	865.5	871.2	5.7	874.5	-	868.5	871.2	-	100 yr
1	3	CS	873.9	865.5	870.6	5.1	873.9	-	868.5	870.6	-	100 yr
10	4	CS	874.1	864.0	870.8	6.8	874.1	-	868.9	870.8	-	100 yr
9	4	SLAB	873.0	864.0	873.0	9.0	873.0	-	868.9	873.0	-	100 yr
8	4	SLAB	873.0	864.0	873.0	9.0	873.0	-	868.9	873.0	-	100 yr
7	4	CS	874.2	864.0	870.9	6.9	874.2	-	868.9	870.9	-	100 yr
6	4	CS	874.2	864.0	870.9	6.9	874.2	-	868.9	870.9	-	100 yr
5	4	CS	874.2	864.0	870.9	6.9	874.2	-	868.9	870.9	-	100 yr
4	4	CS	875.5	864.0	872.2	8.2	875.5	-	868.9	872.2	-	100 yr
3	4	LO	877.5	864.0	872.8	8.8	877.5	-	868.9	872.8	-	100 yr
2	4	LO	877.5	864.0	872.8	8.8	903.5	-	868.9	872.8	-	100 yr
1	4	LO	879.5	864.0	874.8	10.8	903.5	-	868.9	874.8	-	100 yr
1	3	LO	879.0	862.0	874.3	12.3	879.0	-	868.9	874.3	-	100 yr
2	3	LO	878.6	862.0	873.9	11.9	878.6	-	868.9	873.9	-	100 yr
3	3	CS	877.5	862.0	874.2	12.2	877.5	-	868.9	874.2	-	100 yr
4	3	CS	876.0	862.0	872.7	10.7	876.0	-	868.9	872.7	-	100 yr
5	3	CS	874.2	862.0	870.9	8.9	874.2	-	868.9	870.9	-	100 yr
6	3	SLAB	873.0	862.0	873.0	11.0	873.0	-	868.9	873.0	-	100 yr
7	3	SLAB	873.0	862.0	873.0	11.0	873.0	-	868.9	873.0	-	100 yr
16	2	CS	874.2	862.0	870.9	8.9	874.2	-	868.9	870.9	-	100 yr
15	2	CS	875.5	862.0	872.2	10.2	875.5	-	868.9	872.2	-	100 yr
14	2	CS	876.0	862.0	872.7	10.7	876.0	-	868.9	872.7	-	100 yr
13	2	CS	875.5	862.0	872.2	10.2	875.5	-	868.9	872.2	-	100 yr
12	2	CS	875.0	862.0	871.7	9.7	875.0	-	868.9	871.7	-	100 yr
11	2	CS	876.0	862.0	872.7	10.7	876.0	-	868.9	872.7	-	100 yr
10	2	CS	877.0	862.0	873.7	11.7	877.0	-	868.9	873.7	-	100 yr
9	2	CS	877.0	862.0	873.7	11.7	877.0	-	868.9	873.7	-	100 yr
8	2	CS	876.8	862.0	873.5	11.5	876.8	-	868.9	873.5	-	100 yr
7	2	CS	876.0	862.0	872.7	10.7	876.0	-	868.9	872.7	-	100 yr
6	2	CS	875.5	862.0	872.2	10.2	875.5	-	868.9	872.2	-	100 yr
5	2	CS	875.0	862.0	871.7	9.7	875.0	-	868.9	871.7	-	100 yr

1st Addition Lots

2nd Addition Lots

Lot No.	Block No.	House Type	Gar. Floor	Water Table	Low Floor	LF -WT Diff	Low Opening	EOF Elev.	100-yr. HWL	Controlling Elevation		Method
										Low Floor	Low Opening	
4	2	CS	875.0	862.0	871.7	9.7	875.0	-	868.9	871.7	-	100 yr
3	2	CS	876.0	862.0	872.7	10.7	876.0	-	868.9	872.7	-	100 yr
2	2	CS	877.0	862.0	873.7	11.7	877.0	-	868.9	873.7	-	100 yr
1	2	CS	878.0	862.0	874.7	12.7	878.0	-	868.9	874.7	-	100 yr
12	4	CS	878.0	866.5	874.7	8.2	878.0	875.0	-	-	878.0	EOF
11	4	CS	877.0	866.5	873.7	7.2	877.0	875.0	-	-	877.0	EOF
10	4	CS	876.5	866.5	873.2	6.7	876.5	875.0	-	-	876.5	EOF
9	4	CS	876.0	866.5	872.7	6.2	876.0	875.0	-	-	876.0	EOF
8	4	CS	876.0	866.5	872.7	6.2	876.0	875.0	-	-	876.0	EOF
7	4	CS	876.5	866.5	873.2	6.7	876.5	875.0	-	-	876.5	EOF
6	4	CS	876.5	866.5	873.2	6.7	876.5	875.0	-	-	876.5	EOF
5	4	CS	877.3	866.5	874.0	7.5	877.3	875.0	-	-	877.3	EOF
4	4	CS	877.0	866.5	873.7	7.2	877.0	875.0	-	-	877.0	EOF
3	4	CS	877.0	866.5	873.7	7.2	877.0	875.0	-	-	877.0	EOF
2	4	CS	876.5	866.5	873.2	6.7	876.5	875.0	-	-	876.5	EOF
1	4	CS	876.5	866.5	873.2	6.7	876.5	875.0	-	-	876.5	EOF
1	1	LO	882.5	862.0	875.5	13.5	878.5	876.5	-	-	878.5	EOF
2	1	LO	882.5	862.0	875.5	13.5	878.5	876.5	-	-	878.5	EOF
3	1	LO	882.5	862.0	875.5	13.5	878.5	873.0	-	875.5	-	EOF
4	1	LO	882.5	862.0	874.5	12.5	877.5	873.0	-	874.5	-	EOF
5	1	WO	882.0	862.0	874.0	12.0	874.0	871.0	-	874.0	-	EOF
6	1	WO	881.0	862.0	873.0	11.0	873.0	871.0	-	873.0	-	EOF
7	1	LO	879.0	861.5	871.0	9.5	874.0	-	869.0	871.0	-	100 yr
8	1	LO	878.2	861.5	871.2	9.7	874.2	-	869.0	871.2	-	100 yr
9	1	LO	878.2	861.5	871.2	9.7	874.2	-	869.0	871.2	-	100 yr
10	1	LO	878.2	861.5	871.2	9.7	874.2	-	869.0	871.2	-	100 yr
11	1	LO	879.5	861.5	871.5	10.0	874.5	-	869.0	871.5	-	100 yr
12	1	WO	880.5	861.5	873.5	12.0	873.5	-	869.0	873.5	-	100 yr
13	1	WO	881.5	862.0	874.5	12.5	874.5	-	869.0	874.5	-	100 yr
14	1	WO	881.5	863.0	874.5	11.5	874.5	-	868.9	874.5	-	100 yr
15	1	WO	881.5	863.0	873.5	10.5	873.5	-	868.9	873.5	-	100 yr
7	2	WO	881.5	863.0	874.5	11.5	874.5	872.5	-	874.5	-	EOF
6	2	WO	881.9	863.0	874.9	11.9	874.9	872.5	-	874.9	-	EOF
5	2	LO	881.8	863.0	873.8	10.8	876.8	873.5	-	-	876.8	EOF
4	2	LO	881.5	863.0	873.5	10.5	876.5	873.5	-	-	876.5	EOF
3	2	LO	881.0	863.0	873.0	10.0	876.0	873.5	-	-	876.0	EOF
2	2	LO	880.0	863.0	872.0	9.0	875.0	873.5	-	-	875.0	EOF
1	2	LO	880.5	863.0	872.5	9.5	875.5	873.5	-	-	875.5	EOF
1	1	LO	881.0	862.5	873.0	10.5	876.0	873.5	-	-	876.0	EOF
2	1	LO	879.0	862.5	872.0	9.5	875.0	873.5	-	-	875.0	EOF
3	1	LO	879.0	862.5	872.0	9.5	875.0	873.5	-	-	875.0	EOF
4	1	LO	880.0	862.5	872.0	9.5	875.0	873.5	-	-	875.0	EOF
5	1	LO	881.0	862.5	873.0	10.5	876.0	873.5	-	-	876.0	EOF
6	1	LO	881.5	862.5	873.5	11.0	876.5	872.5	-	873.5	-	EOF
7	1	LO	881.0	862.5	873.0	10.5	876.0	872.5	-	-	876.0	EOF

1st Addition Lots

2nd Addition Lots

NOTES
1. WATER TABLE ELEVATIONS WERE DETERMINED FROM ON-SITE SOIL BORINGS
2. TABLE NOTES WHICH METHOD IS USED FOR FREEBOARD REQUIREMNT FOR EACH LOT - EOF VS 100 YEAR HWL
3. TABLE NOTS IF LOW FLOOR ELEVATION OR LOW OPENING ELEVATION IS USED TO DETERMINE FREEBOARD
4. IF LOW OPENING ELEVATION IS USED, THE GROUNWATER TABLE FOR EACH LOT IS TAKEN INTO ACCOUNT
   (SEE COLUMN LT-WT DIFF FOR THE DIFFERENCE IN ELEVATIONS BETWEEN THE LOWEST FLOOR ELEVATION AND THE WATER TABLE)
5. HOUSE TYPES -
   CS = CRAWL SPACE
   SLAB = SLAB ON GRADE
   LO = LOOKOUT
   WO = WALKOUT

ENTIRE SITE GRADED WITH 1ST ADDITION

DRAWING NAME	NO.	BY	DATE	REVISIONS
FINAL - GP				
DRAWN BY				
TCW				
CHECKED BY				
ERJ				
DATE				
03/26/21				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R Johnson

ERIC R. JOHNSON, P.E.
Date: 03/26/21 Lic. No. 56659

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--

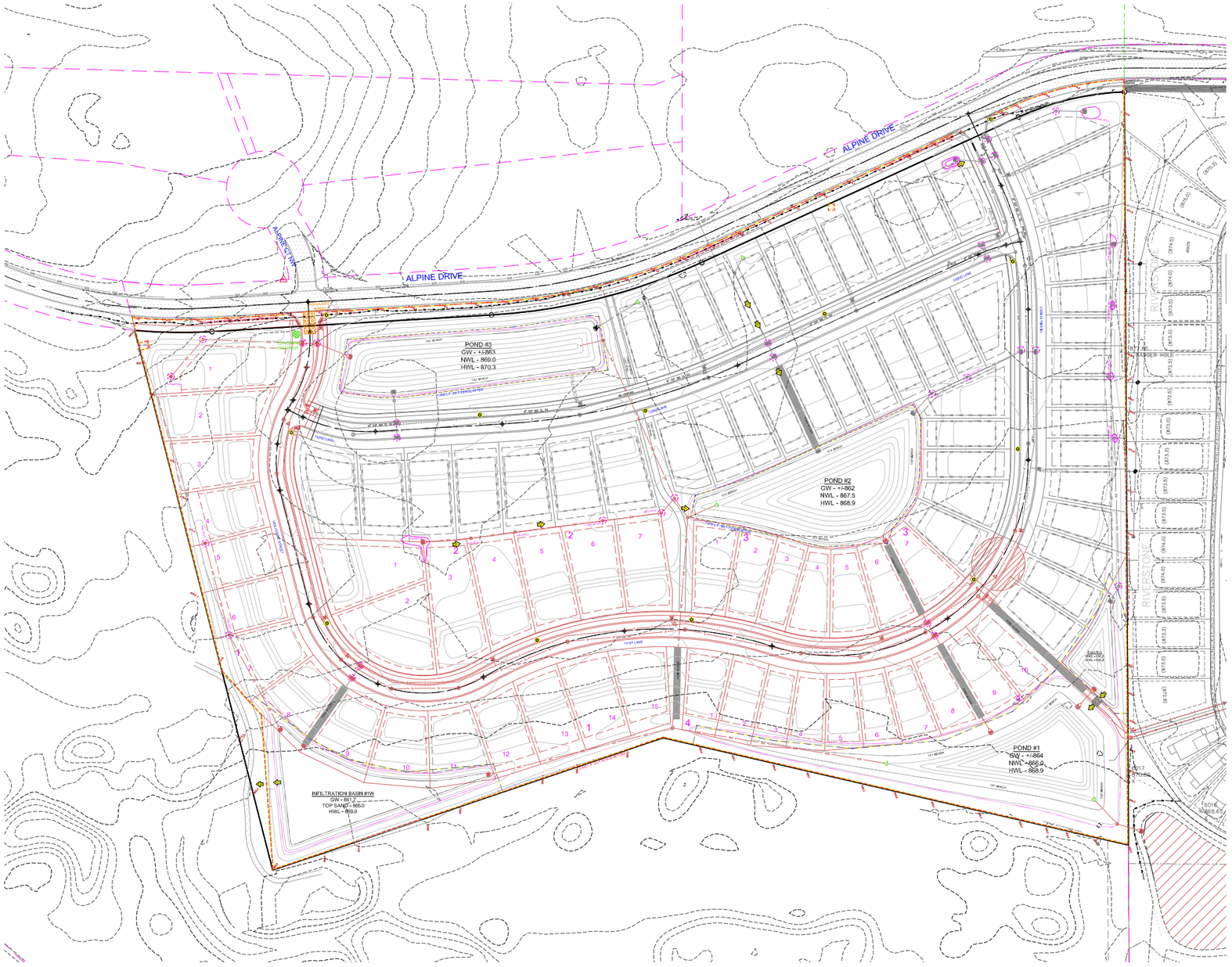
RAMSEY, MINNESOTA

FINAL GRADING PLAN

THE PRESERVE AT NORTHFORK 2ND ADDITION

BK LAND DEVELOPMENT

FILE NO.
10945-003


ALPINE DRIVE
ALPINE DRIVE
ALPINE TRAIL
POND #3
GW - +/-863
NWL - 869.0
HWL - 870.3
POND #2
GW - +/-862
NWL - 867.5
HWL - 868.9
POND #1
GW - +/-864
NWL - 866.0
HWL - 868.9
INFILTRATION BASIN #1W
GW - 861.2
TOP SAND - 865.0
HWL - 869.0
RIVERSTONE
RIVERSTONE
RIVERSTONE

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-104

RESOLUTION APPROVING FINAL PLAT FOR THE PRESERVE AT NORTHFORK SECOND ADDITON

WHEREAS, Preserve at Northfork, LLC, hereafter referred to as "Developer", properly applied for Final Plat approval of the legally described in Exhibit A, attached hereto:

OUTLOT B, PRESERVE AT NORTHFORK, Anoka County, Minnesota

(the 'Subject Property'); and

WHEREAS, the Subject Property is zoned R-1 Residential (MUSA) District with 80 foot wide lots on the west half and R-2 Residential (Detached Villa) District with 50 foot wide lots on the east half; and

WHERAS, the City has received an Application for Final Plat approval for Preserve at Northfork Second Addition on March 25, 2021; and

WHEREAS, the Planning Commission considered Resolution #20-055 for Preliminary Plat for The Preserve at Northfork as well as Ordinance #20-02 for Rezoning of the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villa) District at its meeting on May 7th, 2020.

WHEREAS, the City Council approved Resolution #20-055 for Preliminary Plat for The Preserve at Northfork as well as Ordinance #20-02 for Rezoning of the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villa) District at its meeting on May 12th, 2020.

WHERAS, the City Council approved the Final Plat for Preserve at Northfork Second Addition at their regular meeting on April 27, 2021.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants Final Plat approval for The Preserve at Northfork Second Addition contingent upon the following conditions
    a. Entering into a development agreement with the City, subject to final review to legal form by the City Attorney.
    b. Formal adoption of the City of Ramsey 2040 Comprehensive Plan.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27th day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 9.**

Meeting Date: 04/27/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109) **Please Note: this case to moved from 7.05 to 7.09 on the Regular Agenda.**

Purpose/Background:

The purpose of this case is to review a request from PSD, LLC (the "Applicant") for Site Plan and Final Plat approval for a new building in Bunker Lake Industrial Park. In total, Bunker Lake Industrial Park (BLIP) is approximately 45 acres and this will be the fourth building in the development. The Subject Property is south of Bunker Lake Blvd and west of Jackal St NW, and the property is approximately 26 acres, of which 8.1 acres will be platted. The proposed building is approximately 72,000 square feet and will be used by an industrial user.

Notification:

No notification is required for final plat or site plan approval. This case does not request any deviations from the City's Code that would require notice (e.g. variance); however, notice is required for the ordinance to vacate right-of-way and easements onsite. A public notice will be published with the adoption of the ordinance at the next meeting.

Observations/Alternatives:

Summary

The Applicant is requesting approval of Final Plat for Bunker Lake Industrial Park 3rd Addition and Site Plan approval for BLIP 4 (the 4th building in the development). BLIP has been a very successful industrial district in the City of Ramsey, which is generally south of Bunker Lake Boulevard and west of Ferret Street and Armstrong Boulevard. The industrial park is home to Adrenaline Sports, Team Packaging, Jump'n Gymnastics, Northwoods Machine, Diamond Graphics, and 401 Manufacturing, to name a few. The existing buildings are east of Jackal Street NW and south of 147th Lane NW. The new proposed building will be east of Jackal Street and north of 147th Lane NW. The City is excited to see the desire and need for industrial growth in Ramsey.

Zoning:

The site is zoned E-3 Industrial District. The Site Plan generally meets the requirements of the district, with one change required to the site plan based on Planning requirements - the parking setback needs to be updated to the correct setback from the ROW boundary (20 feet). This is a minor change and should not cause significant changes on the Site Plan. Additionally, the ROW should be drawn to the correct dimensions as required by City Code. These types of comments are standard and have been communicated to the Applicant.

Code Sections:

- Section 117-124: E-3 Employment District

Vacations

This case includes requests for right-of-way (ROW) and drainage and utility (D/U) easement vacation. Those requests are handled by City Council only. These are standard requests associated with site plans and final plats, previous easements are vacated on the underlying parcel and are re-dedicated with the new plat. This helps maintain a clean title on the property and recordings against the property at the County.

Alternatives:

- Alternative 1: Approval of Resolution #21-089. As the project meets all City Code standards and there are no requested deviations at this time, the Planning Commission recommended approval of the project and is supportive of this alternative.
- Alternative 2: Recommend denial of Resolution #21-089. The project meets all City Code standards and there are no requested deviations at this time.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

The Planning Commission recommends approval of the project and Resolution #21-089.

Action:

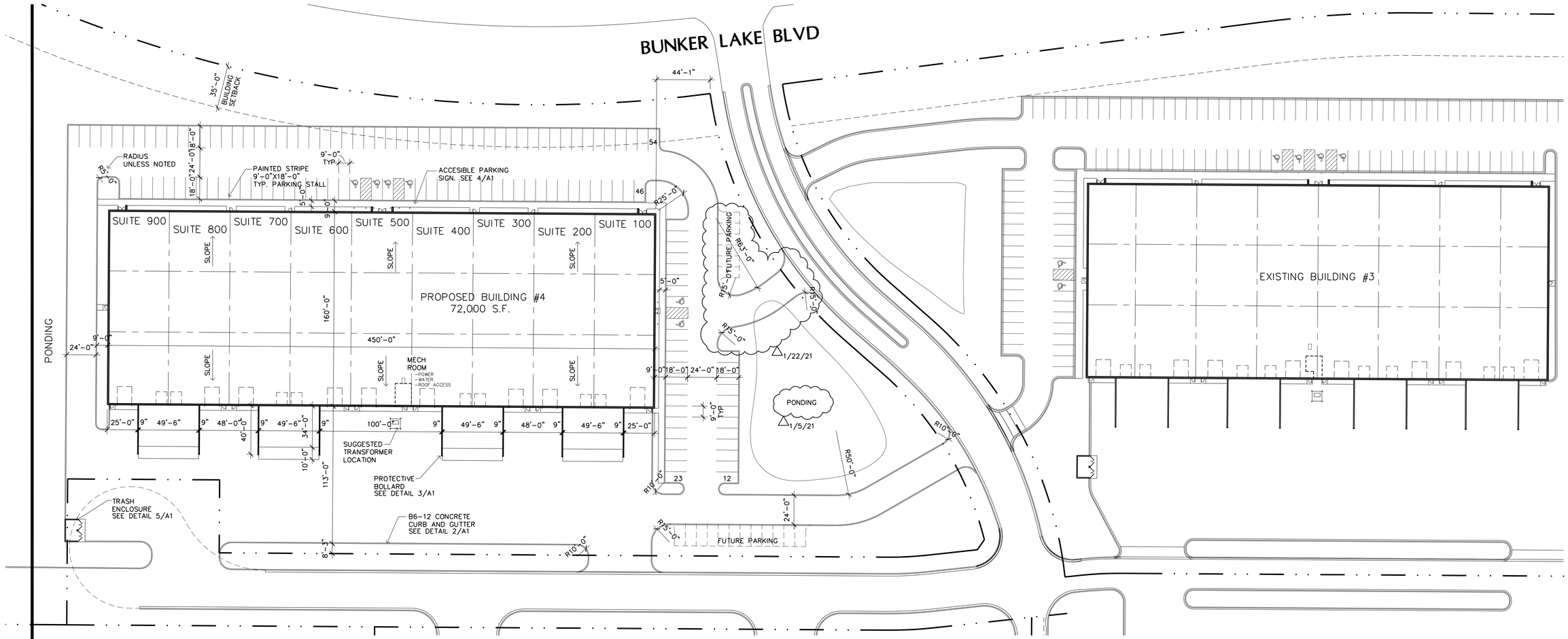
Motion to adopt Resolution #21-089 approving Bunker Lake Industrial Park 3rd Addition and Building 4 and motion to introduce Ordinance 21-12 vacating right-of-way and drainage and utility easement onsite.

Attachments

Site Plan
Building Elevations
Final Plat
Staff Review (High Level)
Changemark Report (Detailed Comments)
Planning Review Memo
Draft April 8 Planning Commission Minutes
ACTION Resolution #21-089
ACTION Ordinance #21-12

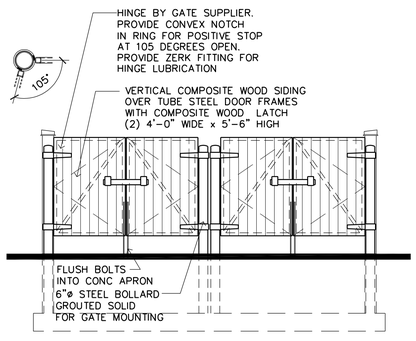
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2021 08:20 AM
Kurt Ulrich	Kurt Ulrich	04/22/2021 02:35 PM
Form Started By: Chloe McGuire Brigl		Started On: 04/14/2021 12:43 PM
Final Approval Date: 04/22/2021		

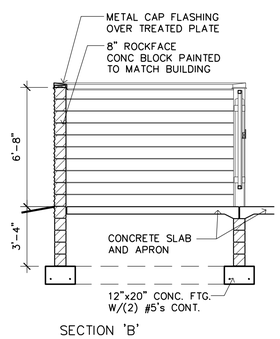


1 / A1 SITE PLAN
SCALE: 1" = 40'-0"

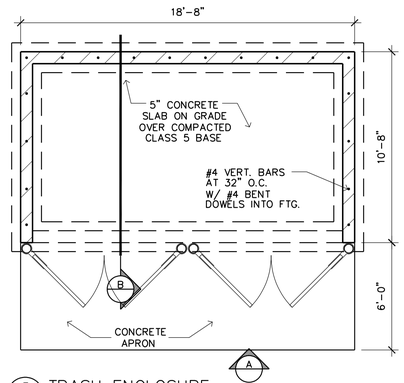
NORTH



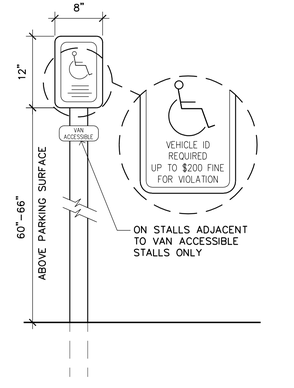
ELEVATION 'A'



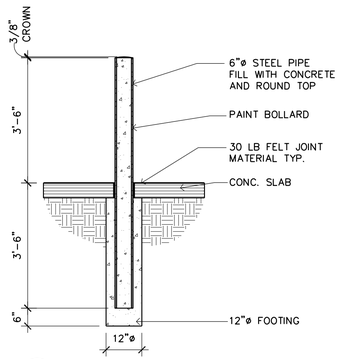
SECTION 'B'



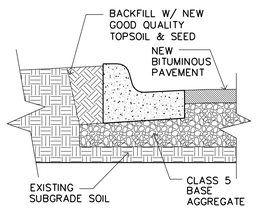
5 / A1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



4 / A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



3 / A1 CONCRETE BOLLARD
SCALE: 1/2" = 1'-0"



2 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #4\BUNKER LAKE #4-A1

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
12/29/20
DATE

BUNKER LAKE INDUSTRIAL PARK BUIDLING #4

Ramsey, Minnesota

Copyright 2020
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

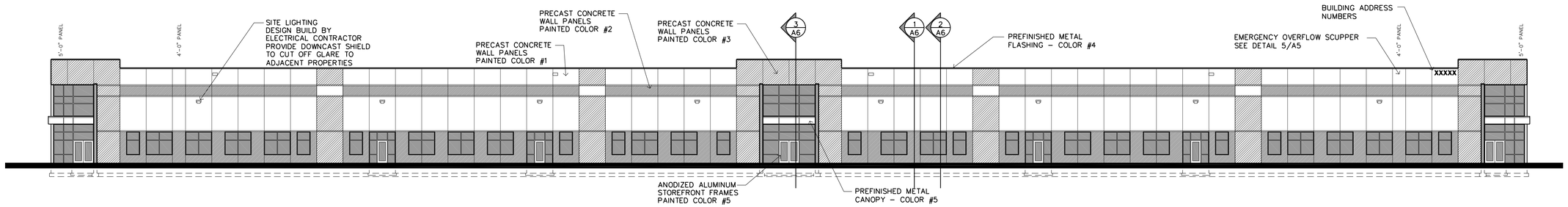
5/30/19	PRELIMINARY
2/5/20	FINAL REVIEW
12/29/20	ISSUE FOR PERMIT

SITE PLAN

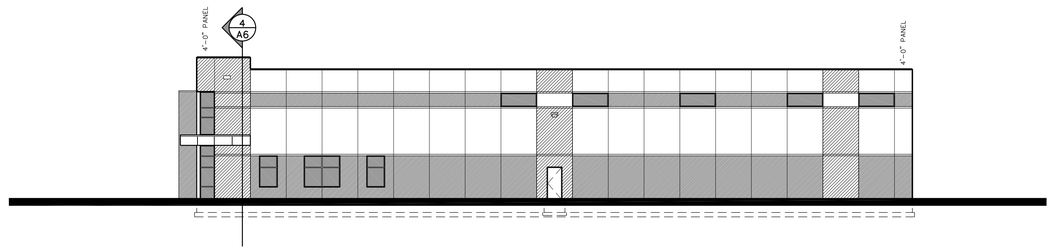
Sheet Number

A1

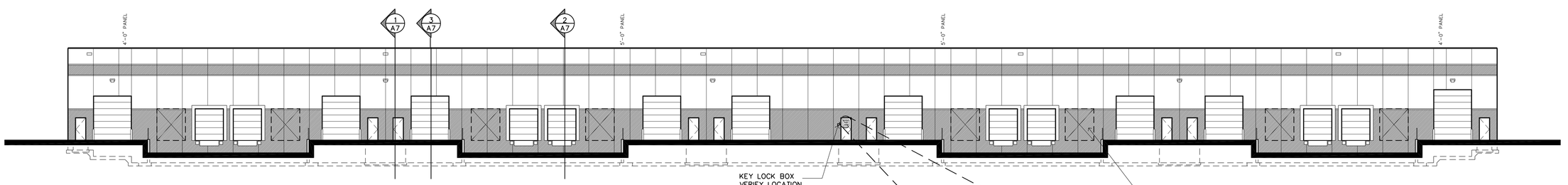
Project No. 190521-2



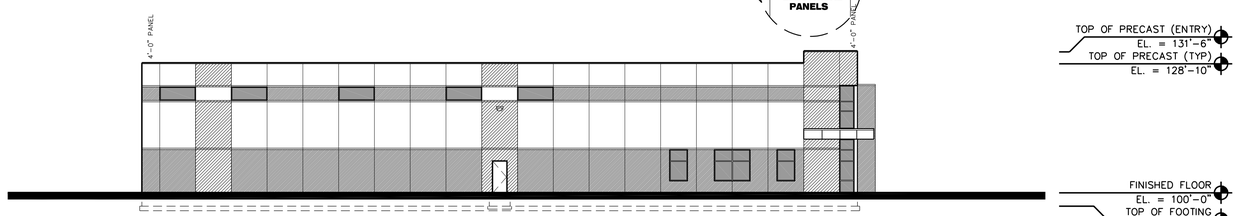
1 A5 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



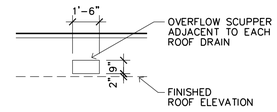
2 A5 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 A5 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 A5 EAST ELEVATION
SCALE: 1/16" = 1'-0"



NOTE: OVERFLOW SCUPPER IS SIZED TO BE
3X THE AREA OF THE MAXIMUM VERTICAL
LEADER SIZE ASSUMED TO BE 8" DIAMETER.
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A5 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
12/29/20
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #4
Ramsey, Minnesota

Copyright 2020
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

5/30/19	PRELIMINARY
2/5/20	FINAL REVIEW
12/29/20	ISSUE FOR PERMIT

BUILDING ELEVATIONS

Sheet Number

A5

Project No. 180510-1

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #4\BUNKER LAKE #4-A5

BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That PSD, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, BUNKER LAKE INDUSTRIAL PARK ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of 147th Lane NW, as dedicated in BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, which lies North of a line drawn parallel with and distant 60.00 feet North of the North line of Outlot C, said BUNKER LAKE INDUSTRIAL PARK ADDITION.

Has caused the same to be surveyed and platted as BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

SIGNED: PSD, LLC

By _____ , Chief Manager
Pamela S. Deal

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian R. Person do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 20____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor

By : _____ , Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ , 20____ .

_____
Charles F. Gitzen
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___ .

_____
Property Tax Administrator

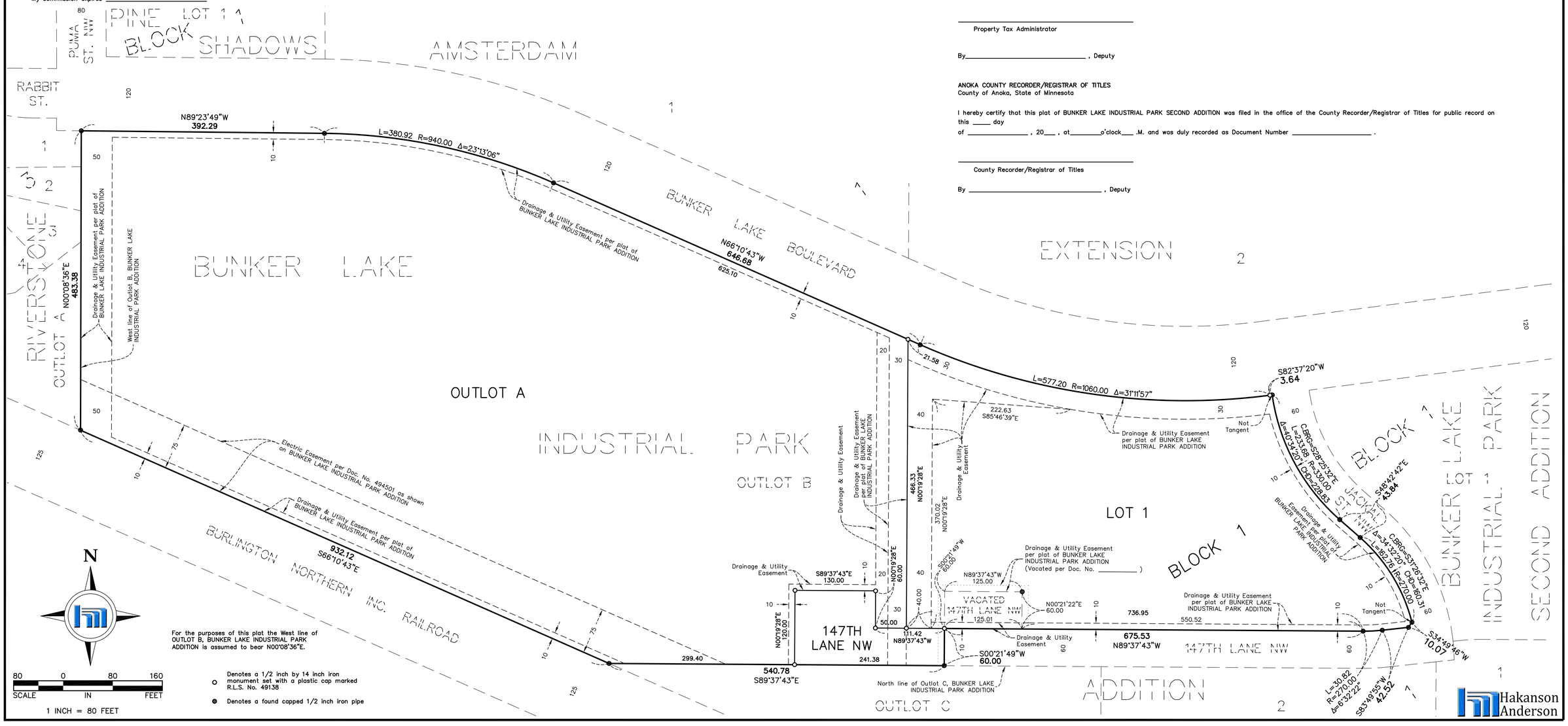
By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of BUNKER LAKE INDUSTRIAL PARK SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day
of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy



ProjectDox

Department Review Status Report

Project Name: RA046823

Workflow Started: 02/11/2021 1:34 PM

Report Generated: 03/26/2021 12:13 PM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	Planning	Chris Anderson	canderson@cityoframsey.com	Corrections Required	See notes on Site Plan about parking setbacks from right of way boundary. Also, please prepare a Lighting Plan showing placement of exterior light poles, photometrics, and fixture information.	
	Civil Engineer IV	Len Linton	llinton@cityoframsey.com	Corrections Required	Address corrections on next submittal.	
	Lead Engineering Tech	Aaron Madsen	amadsen@cityoframsey.com	Corrections Required		
	Environmental Review	Chris Anderson	canderson@cityoframsey.com	Corrections Required		
	Civil Engineer II	Joe Feriancek	jferiancek@cityoframsey.com	Corrections Required		
	Engineering Tech II	Logan Czech	lczech@cityoframsey.com	Approved		
	Community Development Director	Tim Gladhill	tgladhill@cityoframsey.com	Corrections Required		

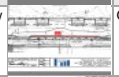
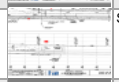
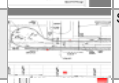
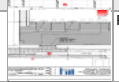
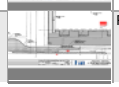
ProjectDox

Changemarks Report

Project Name: RA046823

Workflow Started: 02/11/2021 1:34 PM

Report Generated: 03/26/2021 12:12 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	30	False	Unresolved	Planning		BUNKER LAKE #4-A1.pdf	CA	Setback	Show this distance between right of way boundary and parking area. Minimum required setback is 20 feet.	03/17/2021 12:17 PM	Chris Anderson	
		31	False	Unresolved	Planning		BUNKER LAKE #4-A1.pdf	CA	Parking Setback	This area will not accomodate future parking. Minimum required setback from right of way boundary	03/17/2021 12:17 PM	Chris Anderson	
		29	False	Unresolved	Civil Engineer IV		232511_SMP (2-3-21).pdf	LL	Infiltration Volume	Basin #1 is 2800 cf short of capturing the full infiltration volume. Our calculations indicate making the bottom	03/12/2021 12:57 PM	Len Linton	
		28	False	Unresolved	Civil Engineer IV		PAVING.pdf	LL	See comment on Street plan.	Cul-de-sac has been constructed.	03/12/2021 12:26 PM	Len Linton	
		27	False	Unresolved	Civil Engineer IV		STREET.pdf	LL	Update Base drawings	Cul-de-sac with curb has been constructed. This sheet for street	03/12/2021 12:25 PM	Len Linton	
		32	False	Unresolved	Community Development Director		FINAL PLAT.pdf	Tim Gladhill	Cul De Sac Shape	Correct shape and size.	03/11/2021 10:37 AM	Tim Gladhill	
		24	False	Unresolved	Environmental Review		GRADING.pdf	CA	Tree Save Fence	Need to add tree save fencing on the north side of boulevard trees as well to protect during construction	03/09/2021 9:55 AM	Chris Anderson	
		25	False	Unresolved	Environmental Review		GRADING.pdf	CA	Tree Save Fence	Either add additional tree save fencing on the west side of existing boulevard trees or adjust silt fence so	03/09/2021 9:55 AM	Chris Anderson	
		26	False	Unresolved	Lead Engineering Tech		UTILITY.pdf	Aaron	Rip Rap	Rip rap outlets	03/11/2021 2:10 PM	Aaron Madsen	
		21	False	Unresolved	Civil Engineer II		GRADING.pdf	JF	Stabilized Construction Exit	The SWPPP calls out a stabilized construction exit, please show location on the plans.	03/08/2021 2:23 PM	Joe Feriancek	
		17	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Proposed Profile	Profile must include vertical curves, 100' minimum length.	03/08/2021 2:19 PM	Joe Feriancek	
		18	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Sidewalk	Call out sidewalk dimension, detail.	03/08/2021 2:19 PM	Joe Feriancek	
		19	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Watermain Lowering	Provide City watermain lowering detail.	03/08/2021 2:19 PM	Joe Feriancek	
		20	False	Unresolved	Civil Engineer II		STREET.pdf	JF	Curb Types	Call out curb types for street and parking lot, assuming B618 for street and B612 for parking lot?	03/08/2021 2:19 PM	Joe Feriancek	
		13	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	147th Paving	Full width patch / mill at western entrance where cul-de-sac was removed.	03/08/2021 2:14 PM	Joe Feriancek	
		14	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	147th Lane Typical	Pavement Section must match section from street construction plans; 2" wearing course, 2.5" non	03/08/2021 2:15 PM	Joe Feriancek	
		15	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	Dimensions	Add dimensions to paving plan.	03/08/2021 2:15 PM	Joe Feriancek	
		16	False	Unresolved	Civil Engineer II		PAVING.pdf	JF	Sidewalk Extension	Call out 6" thick, 6 foot wide concrete sidewalk. Provide City sidewalk detail.	03/08/2021 2:15 PM	Joe Feriancek	

ProjectDox

Changemarks Report

		9	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	Outlet Structure #1	Check (NW) Invert or slope from RC Apron.	03/08/2021 2:03 PM	Joe Feriancek	
		10	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	Fall across Structures	City likes 0.1' of fall across all structures.	03/08/2021 2:03 PM	Joe Feriancek	
		11	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	OS #2	Confirm NE Invert elevation.	03/08/2021 2:03 PM	Joe Feriancek	
		12	False	Unresolved	Civil Engineer II		UTILITY.pdf	JF	Water Service	Is a 6 inch line sufficient for interior fire suppression and for general water service to building?	03/08/2021 2:03 PM	Joe Feriancek	
		6	False	Unresolved	Civil Engineer II		EXISTING.pdf	JF	Salvage Culvert and Aprons	Make this more bold in the plans, difiicult to see with the topo lines adjacent.	03/08/2021 1:38 PM	Joe Feriancek	
		7	False	Unresolved	Civil Engineer II		EXISTING.pdf	JF	Pavement Removal Limits	Make pavement removal full width (mill south half of 147th Lane.)	03/08/2021 1:38 PM	Joe Feriancek	
		8	False	Unresolved	Civil Engineer II		EXISTING.pdf	JF	Driveway Tie-ins	Remove Curb and Gutter, and use existing edge of pavement (the front of curb) as the form for new	03/08/2021 1:38 PM	Joe Feriancek	
		5	False	Unresolved	Civil Engineer II		DETAIL4.pdf	JF	Typical Section	Site Specific Typical required, replace City Plate STR-5.	03/08/2021 11:42 AM	Joe Feriancek	
		4	False	Unresolved	Civil Engineer II		TITLE.pdf	JF	CEAM Specs	The most current CEAM specifications are now 2018 edition.	03/08/2021 11:35 AM	Joe Feriancek	
		3	False	Unresolved	Community Development Director		BUNKER LAKE #4-A1.pdf	Tim Gladhill	Final Plat Sheet	Final Plat Sheet required. Parcel is an outlot that needs to be subdivided.	03/02/2021 5:44 PM	Tim Gladhill	
		2	False	Unresolved	Community Development Director		EXISTING.pdf	Tim Gladhill	Existing Parcel Lines	These don't seem to match existing parcel lines.	03/02/2021 5:43 PM	Tim Gladhill	
		1	False	Unresolved	Community Development Director		PAVING.pdf	Tim Gladhill	Bunker Lake Cost Share Agreement	Need to agree to a cost share on Bunker Lake Boulevard Widening.	03/02/2021 5:39 PM	Tim Gladhill	
		23	False	Unresolved	Environmental Review		LANDSCAPE2.pdf	CA	Tree Sizes	Due to the reforstation requirements yet to be fulfilled for all of Bunker Lake Industrial Park (BLIP),	03/09/2021 9:42 AM	Chris Anderson	
		22	False	Unresolved	Environmental Review		LANDSCAPE1.pdf	CA	Topsoil	Topsoil shall contain no more than 35% sand content. Amend Note 2 to specify this.	03/02/2021 4:04 PM	Chris Anderson	

Memorandum

To: Tim Gladhill, Deputy City Administrator
Chloe McGuire, Senior Planner

From: Kristin Moen, Planning Consultant

Date: March 9, 2021

Re: Bunker Lake Industrial Park Building #4
City Project Number 18-130
WSB Project No. 017243-000 Phase XX

General
The purpose of this file is to review a Final Plat (Bunker Lake Industrial Park Third Addition) and Site Plan for Bunker Lake Industrial Park Building #4, located in the Bunker Lake Industrial Park south of Bunker Lake Blvd and west of Armstrong Blvd. The Developer, PSD, LLC, has proposed to final plat one (1) lot which had previously been platted as part of the of Bunker Lake Industrial Park Addition. The property has been formerly used as a gravel mine/borrow pit.

Comprehensive Plan
The 2040 Comprehensive Plan guides the subject property for Business Park (BP), and the proposed subdivision is consistent with the Business Park Comprehensive Plan guidance.

Zoning
The site is zoned E-3 Employment District. The proposed project is consistent with the E-3: Employment zoning district.

Bulk Standards

E-3 Employment District		
Standard	**Required**	**Proposed**
Minimum Lot Size	1.0 acre	5.8 acres
Minimum Lot Width	200 feet	570 feet
Minimum Front Yard Setback	35 feet	89 feet
Minimum Rear Yard Setback	25 feet	121 feet
Minimum Side Yard Setback	25 feet	62 feet
Maximum Building Height	65 feet	32 feet

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

Building Size	n/a	72,000 square feet
Maximum Lot Coverage	45%	28.4%

Block 1 Lot 1 of the Bunker Lake Industrial Park Third Addition is proposed to be occupied by a 72,000 square foot and 32-foot-tall building that appears to be designed for light industrial or warehouse uses. Potential occupancy classifications listed on the plan set include B-Office, F-1, F-2 Manufacturing, M-Showroom, and S-1, S-2 Storage. The building has nine (9) loading dock doors measuring 9 feet wide by 10 feet tall, eight (8) roll-up doors measuring 14 feet tall and 12 feet wide, and ten (10) pedestrian doors facing south. These doors are spread out in nine (9) groupings with one type of each door indicating that building could have up to nine (9) different businesses within the single building. Each of the nine (9) tenant spaces would be 7,750 square feet. The north side (facing Bunker Lake Blvd) of the building would indicate a design for seven (7) tenants within the single building based on the number of front entrance doors. The east and west elevation each have one (1) pedestrian door in the center of the building.

Streets/Access
Access to the front (north facing) of the site would be from two driveways stemming from Jackal Street. Access to the rear loading docks would be from one of two curb cuts off of 147th Lane NW.

Utilities/Wells
The subject property will be served by city sewer and water, and plans have been submitted indicating the extensions. No well locations are shown as the property is proposed to be connected to city utilities. Building setbacks are shown on the site plan, and the drainage and utility easements are shown on the Final Plat. Separately, stormwater easement may be required if the proposed infiltration basin is to be publicly maintained.

Development Fees
The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges. Charges will be included in the development agreement.

Sidewalks/Trail
Sidewalks currently existing along the east side of Jackal Street, the south side of 147th Lane, and along the north side of Bunker Lake Blvd. No other sidewalks and/or trail or trails are planned for this area.

Natural Resource Inventory (NRI)
The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition, the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

Landscaping
Please refer to the landscaping review memo.

Topsoil
Each individual lot shall have four (4) inches of topsoil meeting the City's topsoil specification applied to all disturbed areas not improved with impervious surfacing. It is strongly encouraged to limit land disturbance on the lot to limit the quantity of topsoil required. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well.

This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

Lighting
Plans show downcast shield lighting attached to the proposed building. This style of downcast lighting is consistent with zoning.

Building Elevations
Color building elevations have not been provided. Generally speaking, the black and white elevations provided as part of the current submittal appear to meet zoning district requirements.

Parking/loading areas
Per the city code, one parking stall is required for every 300 square feet of office space or one parking stall per 1,000 square feet of industrial space. The site plan shows a 72,000 square foot building with 135 parking stalls, six (6) of which are shown as handicapped stalls. 100% industrial uses would require a total of 72 spaces whereas 100% office use would require a total of 240 parking spaces. The 135 proposed spaces are more than is required for industrial but less than for office. Staff anticipates a mixture of office/warehouse space and as such it is Staff's opinion that the proposed number of parking spaces is sufficient.

Septic/Drainfield
The current plan proposes connection to city utility services and as such, no septic systems or drain fields are proposed.

Trash Enclosure
Exterior trash enclosure proposed to be constructed of 8" rockface concrete block painted to match principal structure. Block will be capped with a metal cap flashing over treated plate. Doors of enclosure are proposed to be vertical composite wood siding over tube steel door frames.

Next Steps
The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review once an engineer's estimate has been provided by the Applicant.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 8, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson Planning Technician Brian McCann City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

Chairperson Bauer welcomed the new members of the Commission and invited them to introduce themselves.

Commissioners Dunaway and Walker introduced themselves.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Gengler, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

5. CONSENT AGENDA

5.01: Approve the March 4, 2021 Planning Commission Meeting Minutes
5.02: Review the Final Plat and Site Plan for Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)
5.03: Review Proposed Site Plan for Storyteller Café, Case of Stories Foundation (Project 20-120)

Chairperson Bauer noted that he submitted two grammatical changes to the proposed minutes from the March 4, 2021 meeting.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Chairperson Bauer commented that this is the time each year when the Commission appoints a Chair and Vice-Chair for the next year. He opened the floor for nominations for the position of Chair.

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to appoint Randy Bauer as Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer opened the floor for nominations for the position of Vice-Chair.

Motion by Commissioner Anderson, seconded by Commissioner Dunaway, to appoint Gar VanScoy as Vice Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

7. PUBLIC HEARINGS

7.01: Public Hearing: Consider Request for Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:10 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that City staff recommends approval of a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification sign on the subject property.

Commissioner VanScoy commented that he was surprised to see that the actual monument structure is included in the size of the signage. He did not recall seeing that included in the calculation in the past.

Senior Planner McGuire Brigl commented that she was unsure if a similar situation has been reviewed in the past, but this was the method staff was directed to use to calculate the size. She stated that this is unique in that the sign and monument portions are very separate where typically there is not that separation.

Chairperson Bauer commented that he was thinking that the monument structure acted similar to a signpost and was also confused as to why that was included in the calculation. He stated that he likes the appearance of this type of sign and would encourage more of this style of sign and therefore commented that perhaps the regulation should be reviewed in the future.

Commissioner Anderson commented that he agrees that the sign calculation should be reviewed in the future to determine what may or may not be considered as a signpost. He commented that he does like the appearance of this sign.

Citizen Input

No comments.

Motion by Commissioner VanScoy, seconded by Commissioner Dunaway, to close the public hearing.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-087 approving a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification development sign on the subject property.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Walker	aye
Chairperson Bauer	aye

Motion carried.

7.02: Public Hearing: Consider Resolution #21-088 Denying an Interim Use Permit for Gravel Outdoor Storage at 8049 146th Ave NW (Project No. 21-111); Case of Minnesota Tree Experts on Behalf of Jacob Gall

Public Hearing

Chairperson Bauer called the public hearing to order at 7:19 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends adopting Resolution #21-088 denying an Interim Use Permit for outdoor storage of a brush pile, and gravel parking of vehicles and equipment on the subject property. The proposed use will likely create public nuisance issues for surrounding property owners, and is an expansion of the existing lawful, non-conforming industrial use onsite.

Commissioner VanScoy asked what staff would suspect to create the public nuisance.

Planning Technician McCann commented that the noise from the grinders would be anticipated to cause complaints from neighboring properties.

Senior Planner McGuire Brigl commented that the business also plans to chip the trees onsite and leave an open pile of woodchips. She stated that staff dealt with a nuisance complaint related to a

large pile of brush on this property through code enforcement during the previous year. She commented that an open pile of brush, debris, wood chipping is considered to be a nuisance under Code.

Commissioner VanScoy commented that it sounds that there are multiple concerns.

Chairperson Bauer asked if there are other properties with wood chipping within Ramsey.

Senior Planner McGuire Brigl commented that she is not aware of any wood chipping businesses within Ramsey. She stated that in terms of noise staff has experience with wood chipping equipment as part of other large-scale developments.

Commissioner Walker stated that in reading the case it seems that the applicant wants to keep a month's worth of brush on the property and chip the material all at once during a period of six to eight hours. He asked if that length could be cut down in duration to perhaps four-hour periods to alleviate noise concerns.

Senior Planner McGuire commented that staff would still have the same concerns related to outdoor storage. She stated that although improvements could be made that would make the application more appealing, staff still has major concerns with the proposal. She stated that because this is an Interim Use Permit, the Commission has full latitude as to whether it should be approved.

Chairperson Bauer asked if staff could provide additional input on the concerns that staff has with the application.

Senior Planner McGuire Brigl commented that staff could provide additional input on items that could improve the application but if the Commission supports the recommendation to deny the request, staff would simply recommend that the Commission follow that action and recommend denial of the permit.

Citizen Input

Jacob Gall of Minnesota Tree Experts, applicant, stated that he would like to store brush on the site and use trucks that pick-up limbs and branches. He stated that once there was enough material, he would chip that material and haul it offsite. He believed that he would need six to eight hours to chip the material to haul offsite.

Chairperson Bauer commented that he thought the staff presentation mentioned that the woodchips would be left onsite.

Mr. Gall confirmed that the chipped material would be hauled offsite. He confirmed that the outdoor storage would be the limbs and brush. He commented that he would leave that debris onsite until there is enough to chip, at that time he would bring that equipment onsite to chip the material and then haul the chipped material offsite. He was unsure of the noise decibel of the chipping equipment.

Commissioner Peters asked if input has been received from the neighboring property owners. He stated that this property is adjacent to the Armstrong Retail Center and he would be concerned that this activity would be a deterrent to the tenants that location is attempting to draw in.

Senior Planner McGuire Brigl stated that staff has spoken with adjacent property owners, one of whom is present to address the Commission tonight. He stated that planning and economic development staff share the same concerns about how this use could impact the long-term vision for this area. She reviewed the outdoor storage that would be proposed for this site including vehicles and equipment.

Commissioner Walker commented that he is attempting to support the request and asked if it would be possible to do the grinding twice as often to avoid the eight-hour period of grinding.

Mr. Gall replied that it is not a major deal to grind more often. He stated that he has other locations in the metro that he dumps debris at, the closest being Brooklyn Park. He commented that ideally, he would like to grind material monthly, but could possibly do that biweekly. He commented that he it would be more of a hassle to bring the grinding equipment onsite more often than that.

Commissioner Walker explained that people seem concerned with the six-to-eight-hour period for grinding material and the noise that would be generated. He stated that he is attempting to find a compromise, perhaps running the equipment for four hours twice per month.

Mr. Gall commented that would be a possibility. He stated that he would be flexible and could do the grinding at off-peak times.

Commissioner VanScoy commented that he had a tree removed from his yard that was damaged in a storm and there was grinding which was extremely loud.

Mr. Gall commented that type of chipper is much louder than the tub grinder that he would use.

Commissioner VanScoy commented that his concern would not only be with the length but also the noise level. He asked why this location is desired and whether a different location was selected, as it is adjacent to retail development.

Mr. Gall commented that he has been looking for property for the past 18 months and this property seems to fit his needs because there is a shop where he could store items that need to be secured. He stated that he is experiencing theft at the Brooklyn Park location because there is not a building at that location.

Commissioner Anderson asked how much dust this grinding operation generates.

Mr. Gall commented that there is minimal dust generated from the grinding of debris. He stated that most of the material is just converted to chips and there is not much dust generated.

Commissioner Anderson commented that the adjacent property has the possibility of two drive through windows that face the property, and he is concerned with the dust and noise and interference that could occur.

Mr. Gall commented that he has never had issues with dust.

Senior Planner McGuire Brigl commented that in addition to the noise concern, staff is concerned with the perception of allowing a large brush pile when the City is actively sending violation notices for similar brush piles throughout the City. She commented that they would want to ensure that all properties feel that they are being treated equally. She stated that perhaps a site within the heavy industrial area of Ramsey would be more suitable for this type of business.

Matt Kuker, PSD, commented that over the past 18 years PSD acquired the lot and constructed the strip mall. He stated that tenant interest stalled during COVID but during the past two to three weeks he has been starting to receive a lot of interest in the spaces. He commented that he is not a fan of telling people what to do with their property but has a number of concerns with this use on the property. He stated that a change in property ownership typically forces the property to come into compliances. He stated that the site does not have stormwater ponding or curb. He stated that the applicant would propose industrial trucks that would leak fluids and oil into the groundwater. He commented that he has used tub grinders and they are quite loud. He stated that he is more concerned with the sight of a pile of debris laying on the site for a month rather than the noise. He stated that the site has been a mess and the City has worked through code enforcement to clean it up and he is concerned that this application would create more blight. He stated that PSD has made a massive investment in their property and he has interest from another party that would be interested in constructing a standalone restaurant on the outlot. He stated that if the site looks at a brush pile, it would not be desirable adjacent to a restaurant. He stated that the subject property is zoned retail, and it should be converted upon sale. He stated that this would be a chance to lessen the blight on the site rather than increasing it. He stated that if this does move forward, he would request an oversized fence to help buffer the site but asked the Commission not to approve the request.

Chairperson Bauer asked how tall a brush pile would be anticipated to be.

Mr. Gall commented that the brush pile would be about eight feet tall.

Motion by Commissioner Peters, seconded by Commissioner Anderson, to close the public hearing.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner VanScoy	aye

Chairperson Bauer aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:43 p.m.

Commission Business

Commissioner Gengler commented that she appreciates Mr. Gall as a business owner and would like to welcome his business to Ramsey but does not feel that this business is a good fit for this space.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-088 Denying an Interim Use Permit for outdoor storage of a brush pile and gravel parking of vehicles and equipment on the subject property.

Further discussion

Commissioner Anderson commented that he shares the concern related to noise and dust. He stated that the neighboring retail business is attempting to attract tenants and the City is attempting to bring all the properties back into compliance. He commented that denying this request would allow the City to continue to work towards bringing the parcel into compliance with the zoning. Commissioner Walker commented that he is a proponent of attempting to bring business into Ramsey would rather see this go back to the staff to allow the applicant to work with staff to work together. He noted that perhaps this could be used for a temporary period of time while the owner looks for another location in Ramsey. He believed noise issues could be mitigated by setting time parameters. Commissioner VanScoy commented that he also wants to see businesses come into Ramsey and there are other locations in Ramsey that would be appropriate for this type of business. He stated that staff offered to work with Mr. Gall to find another location and encouraged the applicant to work with staff to find another location that would be suitable for this business as this location would be inappropriate for that type of activity. Chairperson Bauer commented that if this motion passes, the item would still move to the City Council or the applicant could work with staff to find a more appropriate location. He echoed the comment that they would like to see Mr. Gall expand his business to Ramsey, in a more suitable location.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Gengler aye
Commissioner VanScoy aye
Commissioner Dunaway aye
Commissioner Anderson aye
Commissioner Walker nay
Chairperson Bauer nay

Motion carried.

7.03: Consider Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

Commissioner VanScoy asked whether the changes would only apply to the E-1 district and not the other zoning districts.

City Planner Anderson confirmed that to be essentially true. He noted that there were some minor changes and some language cleanup completed in some of the other zoning sections but aside from relocating the information to a single section, the only substantiative changes would be proposed to the employment district standards.

Citizen Input

Matt Kuker, PSD, commented that he supports the amendments as proposed. He stated that PSD is building the industrial park and stated that this type of planning would be a good move. He stated that when he buys properties, he is unsure of how the property will be split until the tenants come through. He noted that while smaller buildings would allow for additional landscaping, a larger building would occupy more space and would not have the same amount of space for plantings.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to close the public hearing.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 8:01 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

8. COMMISSION BUSINESS

8.01: Review Sketch Plan for Williams Woods; Case of Bill Boyum (Project 20-138)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the Commission direct the applicant to move forward into developing formal Preliminary Plat application.

Commission Business

Chairperson Bauer stated that a comment was received related to a 60-foot corridor around the lake and asked if that is included in the plan.

Senior Planner McGuire Brigl commented that the plan has not incorporated that at this time. She stated that the 40-acre piece that the lake is on is completely wetland and not buildable.

Chairperson Bauer commented that he would like those comments to be a part of the record along with the comments from Police Chief Katers related to the cul-de-sac and second access.

Senior Planner McGuire Brigl commented that without the City getting involved and taking property from other property owners through a court process, a second access would not be available.

Commissioner VanScoy referenced the December 3rd project documents and noted that there was a comment from the Fire Department which states they prefer the second layout but believe a second connection to the other neighborhood would need to be made. The comment stated that without a second access there would be too many homes in the area with only one access.

Senior Planner McGuire Brigl clarified that the December proposals included both 19 lots and nine lots.

Commissioner Gengler commented that there have been comments related to future divisions and potentials for lot splits. She asked if this were to move forward as nine lots, would there be potential for additional lot splits in the future.

Senior Planner McGuire Brigl commented that staff also discussed that potential. She stated that if there were a future request to split property following the creation of nine lots, it would have to meet the subdivision requirements. She commented that while future development cannot be restricted, it would be difficult to add more lots with the layout as proposed. She stated that the applicant is proposing to market the two northern lots as executive lots and there is planned tree preservation, but the applicant could speak to that more.

Commissioner VanScoy commented that there would be two 20 acre lots and if someone wanted to subdivide in the future and eliminate the cul-de-sac, extending that to the north, he would not believe there to be an issue with lot width.

Senior Planner McGuire Brigl commented that it would sound that the cul-de-sac would need to be extended in order to support that. She stated that properties would also require road frontage and could not be landlocked. She commented that situation would require a variance. She confirmed that type of request would need to go through a similar process to this.

Joe Bailey, representing the applicant, commented that they have discussed the possibility of connecting through to the neighboring development but that would require going through City park and connection to the east there is a wetland. He stated that they are working to minimize the impacts to the wetlands in this area. He stated that the larger two properties to the north could be further divided in the future but as noted by staff that would require additional variance.

Chairperson Bauer commented that there is concern from public safety related to the length of the cul-de-sac and asked if there are any other options to address that.

Mr. Bailey commented that they are limited on access to the site without disrupting adjacent properties. He stated that the Fire Department was concerned with the width and therefore they have agreed to increase the width of the roadway. He stated that the access from 175th is currently very narrow and therefore there are not options to add a secondary access.

Todd Olin, representing the applicant, commented that they have looked at a number of variations for the site and this proposal balances the road width, number of lots, wetland impacts and preservation of natural features. He stated that they received input from the neighbor to the west requesting that the corridor to the west be protected. He stated that it would be very difficult to

get across wetlands to provide another access to the west or east. He stated that they have attempted to plan a development that would be sensitive to the environment and they reduced the number of lots to decrease the density and number of vehicles on the road. He stated that they also widened the road to accommodate the comments of the Fire Chief. He stated that the length of the cul-de-sac is related to the shape of the property, preservation of trees and attempt to avoid wetlands. He stated that any increase in the number of lots or road length would require a variance, noting that would cover the concern that the lots would be further subdivided. He stated that they are doing their best to limit the number of lots on the property and minimize impacts on the wetlands and natural features.

Chairperson Bauer asked for information on what lies to the northeast. He asked if there is undeveloped land in that area that could be acquired to extend the road.

Senior Planner McGuire Brigl commented that land is already privately owned and functioning as residential property.

Chip Davids, 7730 178th Lane, stated that he has lived in his neighborhood since 1973 and it is a quiet secluded place in Ramsey. He stated that the neighbors like the privacy and adding an access through the park into that neighborhood would increase traffic by 200 percent, as it would create a shortcut from CR 64 to CR 5 that people would use as a cut through. He would highly recommend avoiding an access through the park as it is a beautiful area that is home to wildlife and would be a detriment to the existing neighborhood.

Doug Hiltz, 7711 178th Lane NW, commented that the neighbors enjoy the privacy of the secluded neighborhood which is quiet and peaceful and home to wildlife. He stated that losing the park would be a detriment to the neighborhood and the wildlife that use that area. He did not want to see a connection through the park.

Chairperson Bauer referenced the larger lots proposed on the northern end and possible future subdivision of those lots. He commented that if there is not a second connection the only way to do that would be to request a variance for a longer cul-de-sac, therefore it would seem further subdivision could be limited by not issuing an additional variance.

Senior Planner McGuire Brigl noted that additional language could be added to the Preliminary and/or Final Plat stating that additional subdivision requests would need to come before the City Council.

Chairperson Bauer noted that formal action from the Commission is not required tonight but any concerns and comments should be raised before the applicant invests additional funds into this process.

Commissioner Walker commended the developer for limiting the number of lots and keeping the rural feel of Ramsey in this area. He stated that he would prefer to leave the park and not provide the second connection. He stated that he likes that the developer chose larger lots at a lesser number in order to fit with this area of Ramsey.

Commissioner Anderson commented that once again this would create the dilemma of issuing a variance for things outside of the City Code. He stated that this is the same issue as Bowers Drive. He noted that longer cul-de-sacs create a safety concern as noted by Public Works and Public Safety. He asked the liability the City would have if there were an emergency and access cannot be gained. He stated that perhaps it would be time to review the maximum cul-de-sac length and determine if an adjustment should be made to City Code. He stated that he would love to see this development go through but could not support something that would put the City or the residents at risk. He stated that he would like input from Public Safety and Public Works on the appropriate length of a cul-de-sac.

Commissioner Gengler commented that she supports the proposal. She realizes that it may not be ideal but given the unique circumstances of the property and adjustments that have been made to the road width, she can support the application.

Commissioner VanScoy commented that he appreciates the comments from the residents on 178th and likes that the developer is proposing fewer lots. He stated that he does have concern with the lack of a second access, as that is critical for long term development, noting that this would landlock 40 acres. He commented that making the property nice for a few individuals is not the best for the City. He stated that this is the first time that he has seen a sketch plan where the Council has developed a resolution to influence the mission.

Commissioner Dunaway commented that in reviewing the site plan and sketch plan he was unable to see another potential access for the site. He stated that he was unsure the Commission could require an applicant to purchase another property. He echoed the comments of Commissioner Walker that there are a lesser number of smaller lots, as that mitigates the impact on Public Safety.

Commissioner Walker asked if it would make a difference if the developer widens the road even a bit further. He commented that there are several fire hydrants on Variolite that could be utilized by a pumper truck. He asked if a 40-foot-wide road would satisfy the concerns with the cul-de-sac length. He stated that he supports the application as presented but is trying to find a compromise for those that struggle.

Commissioner Anderson commented that he likes that idea. He stated that he would even support wider than that road, or perhaps a divided roadway.

Commissioner Peters commented that he would support a larger cul-de-sac at the end which would allow for trucks to turnaround. He commented that a divided road would require residents to only travel in one direction from their driveway in order to get around the development.

Senior Planner McGuire Brigl stated that the Fire Department recommended a 32-foot roadway. She was unsure of the plowing concerns that would come with a 40-foot road.

Chairperson Bauer commented that this is a unique situation in which the property is landlocked by existing development. He recognized that there have been compromises already reducing this proposal to nine lots. He encouraged the applicant to continue to work with City staff and Public

Safety to address as many concerns as possible with a single access. He stated that perhaps additional sketches come back before the applicant expends the funds on Preliminary Plat.

Deputy City Administrator Gladhill recognized that there are constraints on the site and therefore this would be a candidate for a variance. He referenced the comment related to the Council resolution and noted that is not an uncommon situation. He stated that the Commission has reviewed a sketch plan for this parcel previously and there was a split decision, therefore further direction was requested and provided by the City Council. He noted that similar direction from the Council has been provided for other developments, using the recent example of Riverstone South.

Mr. Olin stated that this proposal would have a similar number of lots to a 600-foot cul-de-sac. He noted again that they have reduced the number of lots in their proposal in order to address Public Safety concerns, minimize wetland impacts and preserve trees.

Chairperson Bauer commented that he does not particularly like variances for long cul-de-sacs but feels that the applicant has done the best they can to meet the concerns and there does not seem to be a realistic alternative. He encouraged the applicant to continue to work with Public Safety to address those concerns as this moves forward.

8.02: Confirm Vision and Land Use Policy Direction for West Armstrong Retail Area

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the following policy statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Commission Business

Chairperson Bauer asked for clarification on the areas that would be identified for retail and those that would be identified for industrial.

Senior Planner McGuire Brigl identified the parcels planned for retail, commercial retail, and industrial. She stated that staff is looking for feedback on the two policy statements within the case, as that would be a nice document to provide those interested in the parcels to prevent unnecessary time spent on applications that would also require staff review time only to be denied.

Chairperson Bauer commented that he would prefer to wait until the joint meeting with the Council and EDA occurs to ensure everyone is on the same page.

Commissioner Peters agreed that it would be helpful to have all groups on the same page.

Commissioner Anderson agreed that the only way to ensure everyone is on the same page is to wait for the joint meeting.

Chairperson Bauer commented that the consensus of the Commission is to postpone action until a joint meeting could occur.

Senior Planner McGuire Brigl commented that this will still move forward to the City Council and discussed at a future worksession. She stated that the EDA has already recommended approval. She stated that she would recommend that the Commission provide input as the Council will still discuss this item. She noted that the parcels are being actively marketed and there is interest, therefore these policy statements are needed prior to the time when a joint meeting could occur.

Commissioner Gengler stated that she feels that these statement reflect what she feels should be done with these parcels.

Commissioner VanScoy agreed with the statement from Commissioner Gengler. He commented that the statements are accurate.

Councilmember Woestehoff commented that he would recommend that the Commission participate and make a motion so that it does not get left behind in this discussion. He felt that all the groups are on the same page in bringing business into The COR, but the concern is related to cases where non-traditional uses continue to come forward because the parcels have not been modified to their future use. He stated that these statements would support getting to the future desired states for those parcels.

Commissioner Peters commented that in terms of these properties he would support the statements. He stated that on a larger scheme related to Highway 10 and The COR it would be helpful to have a joint worksession.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council adopt the following police statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Further discussion

It was noted that the Commission supports these statements in the interim but would still request a joint meeting with the Planning Commission, EDA, and Council.

A roll call vote was performed:

Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion carried.

9. COMMISSION / STAFF INPUT

Chairperson Bauer commented the there was a case for Connections Church related to the lot west of Comfort Suites. He stated that the church is occupying a building in Coon Rapids and asked if that is temporary or whether that is an interim location.

Senior Planner McGuire Brigl commented she believed the plan is still to move forward and the church is focused on fundraising.

Deputy City Administrator Gladhill commented that the church previously met at Ramsey Elementary but with the pandemic restrictions they needed to find a temporary location, but their plan is still to build in Ramsey.

Chairperson Bauer commented that because there are two new members, he thought it would be appropriate to have a refresher on the open meeting law.

Senior Planner McGuire Brigl provided a brief overview on the open meeting laws. She stated that a new full-time code enforcement employee will join the team next week.

Commissioner VanScoy commented that the Storyteller Café case was well documented and options were clearly stated, which helped in his review.

10. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Chairperson Bauer	aye

Motion carried.

The regular meeting of the Planning Commission adjourned at 9:14 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-089

RESOLUTION GRANTING SITE PLAN AND FINAL PLAT APPROVAL OF BUNKER LAKE INDUSTRIAL PARK 3RD ADDITION

WHEREAS, PSD, LLC, hereafter referred to as "Developer", properly applied for Site Plan and Final Plat approval of the following described property located in the City of Ramsey:

Outlot B, Bunker Lake Industrial Park Addition, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, and Outlot A, Bunker Lake Industrial Park Third Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed the sketch plan on April 8, 2021; and

WHEREAS, the City Council reviewed the final plat of Bunker Lake Industrial Park on April 27, 2021.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby grants final plat approval of Bunker Lake Industrial Park 3rd Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with the Staff Review Letter and ProjectDox Comments
    b) Cost Share Agreement on Widening of Bunker Lake Blvd.
    c) Approval by the City Engineer and City Attorney.
    d) The Developer entering into a Development Agreement with the City.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27 day of April, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #21-12

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING RIGHT OF WAY AND DRAINAGE AND UTILITY EASEMENT RELATED TO BUNKER LAKE INDUSTRIAL PARK 3RD ADDITION

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.6 and Minnesota Statutes 412.851.

SECTION 2. VACATION

The right of way, that part of 147th Lane NW dedicated in BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, as indicated in Exhibit A attached, are hereby vacated, to-wit.

The drainage and utility easement, a 10.00 foot wide easement lying over, under, and across that part of BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, as indicated in Exhibit B attached, are hereby vacated, to-wit.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the ___th of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date: April 27, 2021
Posting dates:
Adoption date:
Publication date:
Effective date:

Exhibit A
Right of Way Vacation Description

That part of 147th Lane NW, as dedicated in BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, which lies North of a line drawn parallel with and distant 60.00 feet North of the North line of Outlot C, said BUNKER LAKE INDUSTRIAL PARK ADDITION.

Exhibit B
Drainage and Utility Easement Vacation Description

That part of the 10.00 foot Drainage and Utility Easement dedicated over Outlot B, BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, lying 10.00 feet Westerly, Northerly and Easterly of the following described line as follows:

Commencing at the intersection of the North line of Outlot C, said BUNKER LAKE INDUSTRIAL PARK ADDITION and the North-South Quarter line of Section 29, Township 32, Range 25 per said BUNKER LAKE INDUSTRIAL PARK ADDITION; thence South 89 degrees 37 minutes 43 seconds East, assumed bearing along said North line of said Outlot C a distance of 61.39 feet to the west line of 147th Lane N.W. as per said plat of BUNKER LAKE INDUSTRIAL PARK ADDITION and the point of beginning of the line to be described: thence North 00 degrees 21 minutes 49 seconds East along said west line a distance of 120.00 feet: thence South 89 degrees 37 minutes 43 seconds East along a northerly line of said 147th Lane NW a distance of 125.00 feet; thence South 00 degrees 21 minutes 22 seconds West along an easterly line of said 147th Lane N.W. a distance of 60.00 feet to the intersection with a line parallel with and 60.00 feet North of the North line of said Outlot C and said line there terminating.